

State of Maryland
Consolidated Plan
Annual Performance Report

For the period July 1, 2008 through June 30, 2009

Martin O'Malley, Governor
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The Maryland Department of Housing and Community Development pledges to foster the letter and spirit of the law for achieving equal housing opportunity in Maryland.

CONSOLIDATED PLAN ANNUAL PERFORMANCE REPORT

Introduction

The Consolidated Plan is a planning document required by the U. S. Department of Housing and Urban Development (HUD). The Plan covers a five-year period and is updated annually. The current Five Year Plan covers the period July 1, 2005 through June 30, 2009. The Plan is designed to coordinate Federal (and to a lesser extent State) resources to provide decent housing, economic opportunities, and an acceptable living environment to all Maryland citizens. The Consolidated Plan must be submitted to HUD in order for the State to receive funding for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grants (ESG) and Housing Opportunities for Persons With AIDS (HOPWA) entitlement programs, as well as funding under competitive HUD programs.

Maryland's Consolidated Plan set forth three over-arching goals the State wanted to carry out over the next five years - revitalizing communities, encouraging homeownership, and expanding the supply of decent affordable housing. As noted above, the five-year Consolidated Plan is updated annually. This is done through a document called the Annual Action Plan. The Annual Action Plan sets more detailed, one year goals to carry out the overarching goals in the Consolidated Plan. As part of the Consolidated Planning process, the State is also required to submit an Annual Performance Report to HUD which details progress the State has made in carrying out its detailed one-year goals in the Action Plan, as well as its overall five-year goals. This document is the Annual Performance Report for the third year of the five-year Consolidated Plan. It covers in detail the activities undertaken during the second year of the Five-Year plan, covering the period July 1, 2008 through June 30, 2009, and also provides a description of the State's success in meeting its five year goals to date.

The APR follows a HUD-proscribed format and is in two parts. The first part describes the Annual Performance of the State, looking at resources made available to the state, investment of resources, households and persons assisted, and other actions undertaken. It also includes a discussion of achievements made in improving institutional structures, intergovernmental cooperation, coordination of the low-income housing tax credit with other housing programs, public housing resident initiatives, lead paint abatement, and fair housing, among other areas. The second part of the APR is a self-assessment of the State's performance compared to the goals it set forth in its Plan.

PART I - ANNUAL PERFORMANCE

RESOURCES MADE AVAILABLE TO THE STATE

FEDERAL RESOURCES

The table on the next page shows the federal funds the Maryland Department of Housing and Community Development (DHCD) received from the federal government for housing, community development, and economic development activities during the reporting period. The table does not include funds provided directly to entitlement jurisdictions (Anne Arundel, Baltimore, Harford, Howard, Prince George's, and Montgomery Counties, and the cities of Annapolis, Baltimore, Bowie, Cumberland, Frederick, Gaithersburg, Hagerstown, and Salisbury).

FEDERAL FUNDING – APPROPRIATIONS July 1, 2008 – June 30, 2009	
PROGRAM	AMOUNT
HOME	\$7,259,931
CDBG	\$7,932,564
ESG	\$608,847
DOE Weatherization	\$2,640,000
Rural HOPWA	\$357,000
Montgomery/Frederick HOPWA	\$575,000
Section 8 Vouchers	\$14,543,999
Section 8 Contract Administration	\$168,189,902
CSBG	\$8,600,000
TOTAL	\$210,707,243

In addition to the above funds, the federal government allows States to issue bonds and tax credits to support housing activities. These activities are coordinated through the U.S. Department of the Treasury.

Housing Revenue Bonds

Housing Revenue Bonds (HRBs) are a federal resource provided to the State through the federal tax code. HRBs are issued on a calendar year (CY) basis, with the amount a State can issue based on population. During the period July 1, 2008 through June 30, 2009, DHCD issued a total of \$380,785,000 in HRBs. Of that amount, \$77,625,000 was used for rental housing loans to provide affordable rental housing for low- and moderate-income households and \$190,000,000 was used to make mortgage loans to qualified home buyers in Maryland. Of the remaining issuance, \$113,160,000 was a short-term issuance to preserve volume cap.

Federal Low-Income Housing Tax Credits

The State of Maryland received a total of \$13,229,459 in Federal Low-Income Housing Tax Credits (Tax Credits) in CY 2008. (Similar to HRBs, Tax Credits are awarded on a calendar year basis). This included a per capita allocation of \$12,360,357 and \$869,102 in carry forward and returned credits.

Infrastructure Bonds

DHCD is a conduit issuer of public purpose bonds on behalf of local governments to finance or to refinance infrastructure improvements. This authority comes from federal laws and regulations pertaining to the issuance of tax-exempt bonds. During the period July 1, 2008 through June 30, 2009, DHCD was unable to facilitate bond issuance, due to recent failings in the Capital Markets, and the precipitous downgrading of private bond insurers – entities that offered a mechanism of credit enhancement used by DHCD to secure favorable credit ratings on Infrastructure Bonds. During the most recent Maryland Legislative Session, new initiatives were put forth and adopted by the Legislature and the Governor to enhance the Program. DHCD anticipates these enhancements will make the Program more attractive, affordable, and sustainable; enabling the Program to once more facilitate bond issuance in order to assist local governments finance critical infrastructure projects and serve communities across the State of Maryland.

Additional Sources of Federal Funds

In addition to the funds mentioned above, housing sponsors may receive additional funds from the federal government for affordable housing. These include Section 202 (elderly housing) funds, Section 811 (disabled housing) funds, Farmer's Home Administration funds, McKinney Act funds, and Public Housing Authority (PHA) funds, among others. Developers, PHAs, and/or nonprofit agencies apply directly to the federal government for funding under these programs.

STATE RESOURCES

In addition to the federal funds it received, DHCD also received over \$53 million in State funds which helped to carry out the goals set forth in the Consolidated Plan. The table below shows the funds appropriated for the reporting period.

STATE RESOURCES July 1, 2008 – June 30, 2009	
PROGRAM	AMOUNT
Rental Housing Programs	\$23,000,000
Special Loan Programs	\$8,000,000
Homeownership Programs	\$8,500,000
Rental Service Programs	\$1,700,000
Neighborhood BusinessWorks Programs	\$5,000,000
Community Legacy Program	\$4,739,556
TOTAL	\$50,939,5560

NOTE: Rental Housing Funds include \$8 million in Partnership funds, \$1,000,000 in Transitional Housing Funds.

DHCD also issued \$1 million in tax credits under the Community Investment Tax Credit Program. The Department also serves as the operational staff for the Maryland Affordable Housing Trust (MAHT), which provided over \$3.2 million in additional resources (outside of those used directly within DHCD programs) which help carry out some of the goals of the Consolidated Plan.

INVESTMENT OF AVAILABLE RESOURCES

The information below provides summary descriptions of the activities undertaken during the reporting period.

FEDERALLY FUNDED ACTIVITIES

COMMUNITY DEVELOPMENT BLOCK GRANT PROJECTS

The Community Development Block Grant (CDBG) Program provides grants to units of local government to carry out housing, public facility and economic development activities which predominantly benefit low and moderate-income persons.

The CDBG Program is comprised of two parts. The Entitlement Program is directly administered by HUD and provides Federal funds to large metropolitan "entitlement" communities. The States and Small Cities Program provide Federal funds to the States who then distribute funds to "non-entitlement" counties, small cities and towns. DHCD operates the Small Cities CDBG program on behalf of these jurisdictions.

CDBG funds are awarded to local governments on a competitive basis. The table below shows the CDBG awards during the period July 1, 2008 through June 30, 2009:

Community Development Block Grant Program												
July 1, 2008 - June 30, 2009 Awards												
CDBG Awards	Description	Award	Leverage	Total Project Cost	Consolidated Plan Performance Measure	Plan Priority	Activity Type	Benefit Type	Prop Benefit	Prop LMI Benefit	Actual Benefit	Actual LMI
Caroline County	Wash-water Storage Lagoon	\$715,000	\$710,000	\$1,425,000	Revitalizes Communities	High	Waste Water Improvements	Jobs	45	23	0	0
Crisfield	Development of Industrial Park	\$1,325,000	\$178,000	\$1,503,000	Revitalizes Communities	High	Acquisition / Construction	Jobs	135	69	0	0
Denton	Acquisition of Building for Business Incubator		\$39,000	\$364,000	Revitalizes Communities	High	Construction	People	20	20	0	0
Worcester County	Restaurant Shell Building	\$525,000	\$160,000	\$685,000	Revitalizes Communities	High	Construction	Jobs	35	18	0	0
Subtotal Economic Development		\$2,890,000	\$1,087,000	\$3,977,000				Jobs / People	235	130	0	0
Allegany Co.	Continuation of Housing Rehabilitation Program		\$215,000	\$465,000	Revitalizes Communities	High	Housing Rehabilitation	Units	31	31	16	16
Allegany Co.	Bowman's Addition Waterline Connections	\$75,000	\$0	\$75,000	Revitalizes Communities	High	Housing Rehabilitation	Units	50	50	0	0
Caroline County	Continuation of Housing Rehabilitation Program		\$90,000	\$340,000	Revitalizes Communities	High	Housing Rehabilitation	Units	15	15	10	10
Dorchester Co.	Housing Rehabilitation	\$250,000	\$30,000	\$280,000	Revitalizes Communities	High	Housing Rehabilitation	Units	15	15	0	0
Kent Co.	Continuation of Housing Rehabilitation Program		\$220,000	\$370,000	Revitalizes Communities	High	Housing Rehabilitation	Units	14	14	1	1

Community Development Block Grant Program												
July 1, 2008 - June 30, 2009 Awards												
CDBG Awardee	Description	Award	Leverage	Total Project Cost	Consolidated Plan Performance Measure	Plan Priority	Activity Type	Benefit Type	Prop Benefit	Prop LMI Benefit	Actual Benefit	Actual LMI
La Plata	Acquisition of Rental Housing	\$800,000	\$11,480,241	\$12,280,241	Revitalizes Communities	High	Acquisition	Units	100	100	100	100
Midland	Water System Connections	\$20,000	\$0	\$20,000	Revitalizes Communities	High	Housing Rehabilitation	Units	10	10	0	0
Oakland	Infrastructure for Housing	\$350,000	\$4,206,275	\$4,556,275	Revitalizes Communities	High	Infrastructure for Housing	Units	29	29	0	0
Pocomoke City	Restaurant Shell Building	\$250,000	\$45,000	\$295,000	Revitalizes Communities	High	Housing Rehabilitation	Units	19	19	4	4
Queen Anne's Co.	Homeownership Program	\$300,000	\$168,573	\$468,573	Expands the supply of affordable housing	High	Direct Homeownership	Households	9	9	10	10
Wicomico Co.	Continuation of Housing Rehabilitation Program		\$177,548	\$427,548	Revitalizes Communities	High	Housing Rehabilitation	Units	15	15	9	9
Subtotal Housing		\$2,945,000	\$16,632,637	\$19,577,637			Housing	Units / Households	307	307	150	150
Allegany Co.	Water Line Extension	\$400,000	\$2,725,000	\$3,125,000	Revitalizes Communities	High	Water	People	350	196	0	0
Allegany Co.	Replacement of Sewer Line	\$720,885.24	\$880,000	\$1,600,885.24	Revitalizes Communities	High	Sewer	People	9314	5254	0	0
Caroline County	New Water Line	\$250,000	\$942,500	\$1,192,500	Revitalizes Communities	High	Water	People	165	143	0	0
Carroll County	Building Construction	\$650,000	\$5,984,562	\$6,634,562	Revitalizes Communities	High	Construction	People	2000	1020	0	0
Easton	Storm Drain Improvements	\$350,000	\$602,106	\$952,106	Revitalizes Communities	High	Streets	People	85	44	85	44
Federalsburg	Building Construction	\$96,000	\$7,587,783	\$7,683,783	Revitalizes Communities	High	Construction	People	121	121	0	0
Friendsville	Sewer Improvements	\$100,000	\$1,486,750	\$1,586,750	Revitalizes Communities	High	Sewer	People	573	373	0	0
Lonaconing	Repairs to dam	\$115,000	\$0	\$115,000	Revitalizes Communities	High	Streets	People	1146	685	0	0

Community Development Block Grant Program												
July 1, 2008 - June 30, 2009 Awards												
CDBG Awardee	Description	Award	Leverage	Total Project Cost	Consolidated Plan Performance Measure	Plan Priority	Activity Type	Benefit Type	Prop Benefit	Prop LMI Benefit	Actual Benefit	Actual LMI
Midland	Water System Improvements	\$230,000	\$1,140,000	\$1,370,000	Revitalizes Communities	High	Water	People	444	236	0	0
Somerset Co.	Courthouse ADA Improvements	\$50,000	\$5,700	\$55,700	Revitalizes Communities	High	Sidewalks	People	4985	4985	0	0
Union Bridge	Farquhar Street Sidewalks	\$195,300	\$264,000	\$459,300	Revitalizes Communities	High	Sidewalks	People	1001	605	0	0
Wicomico Co.	Salisbury-Wicomico Senior Center	\$500,000	\$6,591,753	\$7,091,753	Revitalizes Communities	High	Construction	People	1810	1810	0	0
Subtotal Public Facilities		\$3,657,185.24	\$28,210,154	\$31,867,339.24				People	21994	15472	85	44
Grantsville	Amendment / Early Child Care Center	\$35,000	\$0	\$35,000	Revitalizes Communities	High						
St. Mary's Co.	Amendment / Housing Rehabilitation		\$202,165.27	\$452,165.27	Revitalizes Communities	High	Housing Rehabilitation	Units	6	6	6	6
Subtotal Amendments		\$285,000	\$202,165.27	\$487,165.27				Units / Households	6	6	6	6
Cambridge	Economic Development Study	\$50,000	\$3,024	\$53,024	Revitalizes Communities	High	Planning					
Cecilton	Study for Senior Center	\$8,000	\$385	\$8,385	Revitalizes Communities	High	Planning					
Cecilton	Comprehensive Planning	\$3,000	\$20,813	\$23,813	Revitalizes Communities	High	Planning					
Chestertown	Comprehensive Planning	\$25,000	\$10,000	\$35,000	Revitalizes Communities	High	Planning					
Crisfield	Comprehensive Planning	\$20,000	\$4,000	\$24,000	Revitalizes Communities	High	Planning					
Delmar	Comprehensive Planning	\$25,000	\$2,500	\$27,500	Revitalizes Communities	High	Planning					
Federalburg	Comprehensive Planning	\$10,000	\$78,000	\$88,000	Revitalizes Communities	High	Planning					

Community Development Block Grant Program July 1, 2008 - June 30, 2009 Awards												
CDBG Awardee	Description	Award	Leverage	Total Project Cost	Consolidated Plan Performance Measure	Plan Priority	Activity Type	Benefit Type	Prop Benefit	Prop LMI Benefit	Actual Benefit	Actual LMI
Frostburg	Comprehensive Planning	\$28,000	\$32,000	\$60,000	Revitalizes Communities	High	Planning					
Greensboro	Comprehensive Planning	\$16,000	\$2,000	\$18,000	Revitalizes Communities	High	Planning					
Hancock	Comprehensive Planning	\$21,000	\$9,000	\$30,000	Revitalizes Communities	High	Planning					
Henderson	Comprehensive Planning	\$12,800	\$200	\$13,000	Revitalizes Communities	High	Planning					
Hillsboro	Comprehensive Planning	\$4,705	\$500	\$5,205	Revitalizes Communities	High	Planning					
Leonardtown	Comprehensive Planning	\$35,000	\$10,362	\$45,362	Revitalizes Communities	High	Planning					
Marydel	Comprehensive Planning	\$12,800	\$200	\$13,000	Revitalizes Communities	High	Planning					
North East	Comprehensive Planning	\$20,000	\$2,000	\$22,000	Revitalizes Communities	High	Planning					
Pocomoke City	Comprehensive Planning	\$20,000	\$0	\$20,000	Revitalizes Communities	High	Planning					
Princess Anne	Comprehensive Planning	\$20,000	\$2,500	\$22,500	Revitalizes Communities	High	Planning					
Rock Hall	Comprehensive Planning	\$25,000	\$5,864	\$30,864	Revitalizes Communities	High	Planning					
Snow Hill	Comprehensive Planning	\$10,000	\$25,000	\$35,000	Revitalizes Communities	High	Planning					
Templeville	Comprehensive Planning	\$20,800	\$200	\$21,000	Revitalizes Communities	High	Planning					
Williamsport	Downtown Study	\$25,000	\$5,000	\$30,000	Revitalizes Communities	High	Planning					
Subtotal Planning		\$412,105	\$213,548	\$625,653								
Total Awards July 1, 2008 - June 30, 2009		\$10,189,290.24	\$46,345,504.27	\$56,534,794.51								

EMERGENCY SHELTER GRANTS

Emergency Shelter Grants (ESG) funds are awarded to nonprofit agencies who apply through local governments for ESG moneys. The table on the following pages shows Emergency Shelter Grant awards that were made during the period July 1, 2008 through June 30, 2009:

EMERGENCY SHELTER GRANTS PROGRAM July 1, 2008 – June 30, 2009										
Grantee	Service Provider	Number of Persons Served	Maintenance & Operation	Services	Homeless Prevention	Staff	Admin	Total Awards	Total Project Cost	Leveraging
Allegany County	Human Resource Development	87	\$13,364	\$1,326	\$3,263	\$1,989	\$0	\$19,942	\$230,978	\$211,036
Allegany County	Family Crisis Resources Center, Inc (FCRC)	130	\$8,715	\$0	\$0	\$0		\$8,715	\$226,237	\$217,522
Annapolis, City of	Annapolis Area Ministries/ Lighthouse Shelter	187	\$23,300	\$0	\$6,000	\$0	\$0	\$29,300	\$615,383	\$586,083
Calvert County	Calvert County Health Dept./Abused Persons Shelter	27	\$6,426	\$2,754	\$0	\$0	\$0	\$9,180	\$356,425	\$347,245
Calvert County	Catholic Charities/ Calvert County Family Center	46	\$0	\$0	\$9,800	\$0	\$0	\$9,800	\$109,732	\$99,932
Calvert County	Project Echo	84	\$7,480	\$4,080	\$0	\$680	\$0	\$12,240	\$138,000	\$125,760
Caroline County	St. Martin's Ministries	62	\$14,625	\$6,975	\$6,750	\$0	\$0	\$28,350	\$301,250	\$272,900
Carroll County	Human Services Program of Carroll County, Inc.	39	\$16,678	\$8,052	\$4,800	\$1,860	\$310	\$31,700	\$149,536	\$117,836

EMERGENCY SHELTER GRANTS PROGRAM July 1, 2008 – June 30, 2009										
Grantee	Service Provider	Number of Persons Served	Maintenance & Operation	Services	Homeless Prevention	Staff	Admin	Total Awards	Total Project Cost	Leveraging
Cecil County	Cecil County Men's Shelter	61	\$5,280	\$1,320	\$0	\$0	\$0	\$6,600	\$16,600	\$10,000
Cecil County	Meeting Ground	191	\$5,280	\$1,320	\$0	\$0	\$0	\$6,600	\$16,600	\$10,000
Cecil County	Department of Social Services	155	\$0	\$0	\$22,400	\$0	\$0	\$22,400	\$85,687	\$63,287
Charles County	Homeless Advocacy Association, Inc./ Robert J. Fuller Transitional House	151	\$11,520	\$1,920	\$0	\$0	\$0	\$13,440	\$321,754	\$308,314
Charles County	Catholic Charities of the Archdiocese of Washington/ Angel's Watch Regional Shelter	65	\$9,710	\$2,690	\$5,100	\$0	\$0	\$17,500	\$364,646	\$347,146
Charles County	Southern Maryland Tri-County Community Action	30	\$0	\$975	\$3,575	\$0	\$0	\$4,550	\$41,750	\$37,200
Dorchester County	Delmarva Community Services	415	\$7,100	\$2,660	\$8,500	\$3,400	\$440	\$22,100	\$111,771	\$89,671
Frederick, City of	City of Frederick Community Action Agency	76	\$16,150	\$0	\$0	\$0	\$0	\$16,150	\$378,068	\$361,918
Frederick, City of	Religious Coalition for Emergency Human Needs, Inc/ Cold Weather Shelter	467	\$13,450	\$0	\$9,850	\$0	\$0	\$23,300	\$135,800	\$112,500

EMERGENCY SHELTER GRANTS PROGRAM

July 1, 2008 – June 30, 2009

Grantee	Service Provider	Number of Persons Served	Maintenance & Operation	Services	Homeless Prevention	Staff	Admin	Total Awards	Total Project Cost	Leveraging
Frederick County	Advocates for Homeless Families, Inc.	18	\$13,750	\$0	\$0	\$0	\$0	\$12,750	\$37,750	\$25,000
Frederick County	Heartly House, Inc.	76	\$12,750	\$0	\$0	\$0	\$0	\$13,750	\$291,479	\$277,729
Garrett County	Garrett County Community Action Committee, Inc.	21	\$24,490	\$0	\$11,360	\$0	\$0	\$35,850	\$433,245	\$397,395
Harford County	Associated Catholic Charities/ Anna's House	25	\$1,200	\$1,650	\$0	\$792	\$0	\$3,642	\$363,812	\$360,170
Harford County	Harford County Department of Social Services	15	\$1,959	\$0	\$0	\$0	\$0	\$1,959	\$11,559	\$9,600
Harford County	Homecoming Project	26	\$6,549	\$0	\$0	\$0	\$0	\$6,549	\$21,549	\$15,000
Harford County	Faith Communities	96	\$5,330	\$0	\$0	\$0	\$0	\$5,330	\$73,330	\$68,000
Harford County	Holy Family House, Inc.	35	\$1,194	\$0	\$0	\$0	\$0	\$1,194	\$57,694	\$56,500
Harford County	Harford County Community Action Agency, Inc.	29	\$0	\$0	\$10,500	\$0	\$0	\$10,500	\$25,500	\$15,000
Howard County	Department of Citizen Services/ Grassroots Crisis Intervention Center, Inc./ Randy Sands Men's Shelter	24	\$7,521	\$0	\$0	\$0	\$0	\$7,521	\$237,408	\$229,887

EMERGENCY SHELTER GRANTS PROGRAM

July 1, 2008 – June 30, 2009

Grantee	Service Provider	Number of Persons Served	Maintenance & Operation	Services	Homeless Prevention	Staff	Admin	Total Awards	Total Project Cost	Leveraging
Howard County	Community Action Council of Howard County Maryland, Inc.	22	\$0	\$0	\$7,628	\$0	\$0	\$7,628	\$85,509	\$77,881
Howard County	Domestic Violence Center of Howard County, Inc./ Safehouse	37	\$5,602	\$720	\$0	\$720	\$0	\$7,042	\$337,336	\$330,294
Salisbury, City of	Diakonia, Inc.	30	\$8,670	\$0	\$0	\$0	\$0	\$8,670	\$25,670	\$17,000
Salisbury, City of	Samaritan Ministries	1,140	\$3,300	\$0	\$0	\$0	\$0	\$3,300	\$44,647	\$41,347
Salisbury, City of	Village of Hope	36	\$5,100	\$0	\$0	\$0	\$0	\$5,100	\$15,850	\$10,750
Salisbury, City of	Urban Ministries	5,000	\$0	\$0	\$8,000	\$0	\$0	\$8,000	\$67,677	\$59,677
Salisbury, City of	Second Chance Help	15	\$3,572	\$0	\$0	\$222	\$0	\$3,794	\$14,544	\$10,750
Somerset County	Somerset Comm. For the Homeless	5	\$8,250	\$0	\$0	\$0	\$0	\$8,250	\$23,250	\$15,000
Somerset County	Somerset County Department of Social Services	152	\$0	\$7,263	\$2,700	\$0	\$0	\$9,963	\$128,181	\$118,218
Somerset County	Catholic Charities/ Seton Center	31	\$0	\$0	\$12,730	\$0	\$0	\$12,730	\$18,500	\$5,770
St. Mary's	Department of	56	\$0	\$0	\$3,500	\$0	\$0	\$3,500	\$8,500	\$5,000

EMERGENCY SHELTER GRANTS PROGRAM

July 1, 2008 – June 30, 2009

Grantee	Service Provider	Number of Persons Served	Maintenance & Operation	Services	Homeless Prevention	Staff	Admin	Total Awards	Total Project Cost	Leveraging
County	Social Services									
St. Mary's County	Catholic Charities of the Archdiocese of Washington/ Angel's Watch Regional Shelter	75	\$4,618	\$482	\$0	\$0	\$0	\$5,100	\$20,100	\$15,000
St. Mary's County	Three Oaks Shelter, Inc.	120	\$11,692	\$4,007	\$2,500	\$0	\$301	\$18,500	\$175,791	\$157,291
St. Mary's County	Leah's House	120	\$6,600	\$0	\$0	\$0	\$0	\$6,600	\$16,600	\$10,000
Talbot County	Neighborhood Service Center, Inc.	18	\$9,560	\$8,400	\$6,750	\$2,800	\$560	\$28,070	\$169,688	\$141,618
Wash. County	Washington County Community action Council, Inc.	384	\$11,367	\$0	\$3,000	\$0	\$0	\$14,367	\$690,643	\$676,276
Wash. County	Religious Effort to Assist and Care for the Homeless, Inc. (REACH)	335	\$3,300	\$0	\$0	\$0	\$0	\$3,300	\$29,950	\$26,660
Wash. County	CASA, Inc.	161	\$6,500	\$0	\$0	\$0	\$0	\$6,500	\$153,746	\$147,246
Wash. County	St. John's Shelter for the Homeless, Inc.	123	\$5,016	\$1,584	\$0	\$0	\$0	\$6,600	\$33,700	\$27,100
Worcester County	Department of Social Services	180	\$13,579	\$0	\$0	\$0	\$0	\$13,579	\$133,084	\$119,505
Worcester County	Diakonia, Inc.	148	\$13,600	\$0	\$0	\$0	\$0	\$13,600	\$100,222	\$86,622

EMERGENCY SHELTER GRANTS PROGRAM July 1, 2008 – June 30, 2009										
Grantee	Service Provider	Number of Persons Served	Maintenance & Operation	Services	Homeless Prevention	Staff	Admin	Total Awards	Total Project Cost	Leveraging
Worcester County	Samaritan Ministries, Inc.	240	\$3,300	\$0	\$0	\$0	\$0	\$3,300	\$48,628	\$45,328
TOTAL		7,229	\$357,447	\$58,178	\$148,706	\$12,463	\$1,611	\$578,405	\$7,495,359	\$6,916,954

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

During the period July 1, 2008 through June 30, 2009, the State committed \$ 7,802,586 in HOME funds. These funds were used for 66 loans, totaling 104 HOME-assisted units, at an average cost of \$ 75,025 per unit. The commitments consisted of \$5,600,000 for rental housing projects, \$538,417 for homeownership assistance, \$1,642,169 for homeowner rehabilitation assistance and \$22,000 for a CHDO Pre-development loan.

There were 32 direct homeownership assistance projects containing a total of 32 units during the reporting period. HOME funds were primarily used as soft second mortgages to help make home purchases affordable, as well as for down payment and closing cost assistance. The table below provides information on direct homebuyer assistance financed by the HOME program:

HOME- HOMEBUYER ASSISTANCE ACTIVITY July 1, 2008 – June 30, 2009		
County	Number of Loans	Amount of HOME Funds
Anne Arundel	2	\$80,000
Cecil	7	\$52,500
Frederick	3	\$19,807
Garrett	17	\$345,100
St. Mary's	2	\$28,010
Washington	1	\$13,000
TOTAL	32	\$538,417

Homeowner rehabilitation continued to play a major role in the HOME Program. There were 26 rehabilitation loans made to assist 30 households during the reporting period. More than half of the rehabilitation loans were from the HOME Program funded Special

Targeted Applicant Rehabilitation (STAR) program. The STAR program assisted households who could not qualify for other State loan programs.

The table below provides information on Single Family Activity and includes Homeowner rehabilitation and small rental property assistance activities financed by the HOME program:

HOME – SINGLE FAMILY REHABILITATION July 1, 2008 – June 30, 2009		
County	Units	Financing
Allegany	8	\$ 148,679
Calvert	1	\$ 4,675
Caroline	5	\$ 470,584
Cecil	1	\$ 6,850
Harford	1	\$ 2,950
St. Mary's	1	\$ 5,602
Somerset	4	\$ 463,488
Talbot	1	\$ 116,862
Washington	1	\$ 102,670
Wicomico	2	\$ 191,343
Worcester	2	\$ 128,466
TOTAL	30	\$ 1,642,169

Under the rental housing programs, three multi-family rental housing projects received a total award of \$5,600,000 in HOME funds for 176 units of which 42 are HOME-assisted units.

HOME MULTI-FAMILY PROJECTS July 1, 2008 – June 30, 2009						
Project Name	County	Total Costs	HOME Funds	Total Units	HOME Units	Occupancy Type
Cottages at River House III	Wicomico	\$4,072,440	\$1,600,000	32	14	Elderly
BayWood Village/Rock Hall	Kent	\$12,622,100	\$2,000,000	104	14	Family
Calvert Heights	Kent	\$9,773,084	\$2,000,000	40	14	Family
TOTAL		\$26,467,624	\$5,600,000	176	42	

FEDERAL LOW INCOME HOUSING TAX CREDITS

DHCD's Division of Development Finance (a.k.a. CDA) operates the Federal Low-Income Housing Tax Credit program for the State of Maryland. Credits are awarded on a competitive basis along with other rental housing programs in a coordinated uniform application. The Tax Credits themselves are awarded on a calendar year basis. Final tax credit determinations are made at the end of a calendar year. Therefore, the table below covers the final awards as of December 31, 2008 that falls into the period covered in this performance report.

Federal Low-Income Housing Tax Credits Calendar Year 2008						
Project Name	Sponsor Name	County	Tax Credit	LI Units	Occupancy	Total Project Costs
Riverview Gardens	Interfaith Housing Eastern Shore	Caroline	\$567,968	80	Family	\$7,296,124
Federalsburg Gardens	Interfaith Housing Eastern Shore	Caroline	\$452,871	64	Family	\$9,021,520
Pennrose New East Baltimore	Pennrose Properties	Baltimore City	\$1,000,000	63	Family	\$15,350,000
Jericho Senior Living*	Jericho Senior Living, LP	Prince George's	\$20,923	163	Elderly	\$53,204,497
Parkview at Emerson	Shelter Development LLC	Howard	\$285,879	80	Family	\$12,484,485
Frederick Revitalization	TCG-Venezia LLC	Frederick	\$58,000	74	Family	\$17,414,226
Foxtail Crossing	Conifer Properties	Dorchester	\$1,000,000	46	Elderly	\$12,848,807
Weinberg Manor E. (Har Sinai)	Homes for America	Baltimore City	\$1,125,000	186	Elderly	\$19,573,225
Cottages III	SIS Properties	Wicomico	\$294,449	32	Family	\$4,282,337
Orchard Ridge III	Pennrose Properties	Baltimore City	\$489,674	77	Family	\$12,761,000
Annapolis / Bowman	Landex / Housing Authority of Annapolis	Anne Arundel	\$1,607,904	144	Family	\$19,487,165
Obery Court Phase 1	Pennrose Properties	Anne Arundel	\$1,001,082	50	Family	\$12,593,942
Greens at Rolling Rd.	Enterprise Homes	Baltimore County	\$994,844	83	Elderly	\$12,618,511
Calvert Heights	Delaware Valley Development Corp.	Kent County	\$668,592	40	Family	\$9,773,084
Braddock Green	WODA Group	Allegany	\$692,009	50	Elderly	\$7,465,435
Evergreen Senior	Enterprise Homes	Baltimore County	\$1,030,000	81	Elderly	\$11,606,745
St. Dominic's	Homes for America	Baltimore City	\$772,524	30	Elderly	\$8,092,886
Penn Square**	WODA Group	Baltimore City	\$1,167,740	91	Family	\$14,892,089
*costs for 270 total units. **total allocation \$1,305,000			\$13,229,459	1,434		\$253,469,954

WEATHERIZATION FUNDS

The Weatherization Assistance Program (WAP), operated by DHCD, helps eligible low-income households through the installation of energy conservation materials in their dwelling units. These measures both reduce the consumption of energy and the cost of maintenance for these homes. Priority is given to homeowners who may be elderly, disabled, families with children, and/or have the highest energy consumption. Eligible renters may apply and will be given due consideration in accordance with WAP's Rental Property Investment Program.

Federal regulations limit the amount of WAP service each dwelling unit can receive. The table below shows weatherization activities undertaken by DHCD from the period July 1, 2008 through June 30, 2009. Note that the amount expended exceeds the allocation of WAP funds we received from the federal government. This is because weatherization funds are matched and/or leveraged with other funds, including State funds, utility contributions and oil overcharge amounts, among others.

DOE WEATHERIZATION FUNDS July 1, 2008 – June 30, 2009		
County	Number of Units	Amount
Allegany	37	\$225,220.15
Anne Arundel	90	\$533,871.08
Baltimore City	157	\$946,849.38
Baltimore County	85	\$468,155.85
Calvert	12	\$27,084.60
Caroline	10	\$39,677.93
Carroll	42	\$186,894.44
Cecil	44	\$199,393.40
Charles	25	\$95,593.77
Dorchester	25	\$144,155.17
Frederick	85	\$269,006.72
Garrett	71	\$274,703.12
Harford	97	\$577,282.6
Howard	15	\$68,219.67
Kent	17	\$50,873.73
Montgomery	26	\$176,958.11
Prince George's	51	\$204,420.73
Queen Anne's	25	\$67,258.52

DOE WEATHERIZATION FUNDS July 1, 2008 – June 30, 2009		
County	Number of Units	Amount
Saint Mary's	34	\$110,871.61
Somerset	10	\$74,574.95
Talbot	7	\$22,949.76
Washington	42	\$247,055.31
Wicomico	24	\$166,387.85
Worcester	11	\$70,044.6
TOTAL	1042	\$5,247,503.05

SECTION 8 PROGRAMS

The Section 8 Housing Choice Voucher Program is a rental assistance program that subsidizes the rent of lower-income families through the use of federal funds. The Maryland Department of Housing and Community Development (DHCD) administers the Section 8 program in many of the State's smaller communities or counties that do not have the capacity or choose not to operate the program on their own. Persons who hold Vouchers may use them anywhere in the State.

SECTION 8 – HOUSING CHOICE VOUCHER July 1, 2008 - June 30, 2009		
County	Units	Financing
Anne Arundel	52	\$393,190
Allegany	671	\$2,388,357
Caroline	146	\$814,863
Dorchester	319	\$1,892,274
Frederick	349	\$4,227,032
Garrett	154	\$534,867
Kent	30	\$181,638
Somerset	160	\$955,989
Talbot	50	\$345,909
Wicomico	201	\$1,271,973
Worcester	173	\$1,186,663
TOTAL	2,305	\$14,192,755

The Section 8 Moderate Rehabilitation Program also provides rental assistance that subsidizes the rent of lower-income families. However, unlike the Housing Choice Voucher Program, assistance under the Moderate Rehabilitation Program is restricted to housing rehabilitated with financing under the Section 8 Moderate Rehabilitation Program.

SECTION 8 – MODERATE REHABILITATION July 1, 2008 – June 30, 2009		
County	Units	Financing
Allegany County	8	\$11,204
Baltimore City	30	\$77,613
Frederick County	20	\$124,960
Garrett County	33	\$137,467
TOTAL	91	\$351,244

STATE FUNDED HOUSING ACTIVITIES

HOMEOWNERSHIP

The State's Homeownership Programs made a total of 2,624 homeownership loans and grants utilizing \$320,365,212 in financing during the reporting period. Loans were made for both home mortgages, as well as down payment assistance. Loans made under the Maryland Mortgage Program, Maryland Home Financing Program, and Homeownership for Individuals with Disabilities program were for home mortgages. The Down Payment and Settlement Expense Loan Program (DSELP) is used to help buyers with their down payment and closing costs. The Maryland Mortgage Program (MMP) is the State's largest homeownership program. Funding for the program comes through the issuance of tax-exempt bonds.

MARYLAND MORTGAGE PROGRAM July 1, 2008 – June 30, 2009		
County	Loans	Financing
Allegany	53	\$5,684,286
Anne Arundel	80	\$19,153,523
Baltimore City	437	\$65,935,807
Baltimore County	318	\$59,995,727
Calvert	28	\$6,811,067

MARYLAND MORTGAGE PROGRAM July 1, 2008 – June 30, 2009		
County	Loans	Financing
Caroline	13	\$2,260,841
Carroll	23	\$4,881,906
Cecil	15	\$2,822,187
Charles	41	\$10,635,501
Dorchester	15	\$2,506,827
Frederick	95	\$19,963,182
Garrett	5	\$791,298
Harford	117	\$22,372,237
Howard	27	\$6,828,350
Kent	6	\$857,795
Montgomery	44	\$10,437,158
Prince George's	159	\$35,890,525
Queen Anne's	8	\$1,822,859
Saint Mary's	22	\$5,055,686
Somerset	6	\$857,224
Talbot	14	\$3,024,658
Washington	69	10,754,532
Wicomico	53	\$8,442,592
Worcester	16	\$2,417,864
TOTAL	1,664	\$310,203,632

The Homeownership for Individuals with Disabilities Program is a set-aside within the MHFP program. Homeownership loans are made to individuals with disabilities or families with a disabled child who are otherwise unable to obtain mortgages due to lack of credit history or for other reasons related to their disability status. Funding for this program is also made available through State appropriations blended with funds from tax-exempt bonds. Loans under this program have fixed interest rates based on the borrower's ability to repay with a 40 year term to make homeownership affordable.

HOMEOWNERSHIP FOR INDIVIDUALS WITH DISABILITIES PROGRAM JULY 1, 2008 – JUNE 30, 2009		
County	Loans	Financing
Allegany	2	\$157,082
Anne Arundel	2	\$705,359
Baltimore City	7	\$789,245
Baltimore	3	\$650,763
Carroll	1	\$251,621
Charles	1	\$368,500
Dorchester	1	\$164,700
Frederick	3	\$515,862
Prince George's	7	\$2,020,667
Washington	1	\$185,230
Wicomico	1	\$131,680
TOTAL	29	\$5,940,709

The Downpayment and Settlement Expense Program (DSELP) provides 0% deferred second mortgage loans to eligible homebuyers to help cover settlement expenses not covered by the first mortgage loan, which must be an MMP Loan. DSELP assists those borrowers who may not have sufficient assets to cover the payment of settlement expenses and any down payment required for the mortgage, as prescribed by the insurer/guarantor. The House Keys 4 Employees, Builder/Developer Incentive Program and the Community Partners Incentive Program are partner match programs that use DSELP funds to match up to \$5,000 contributions made by one of the participating partners and are provided in the form of a 0%, deferred loan.

DOWNPAYMENT & SETTLEMENT EXPENSE LOAN PROGRAM July 1, 2008 – June 30, 2009		
County	Loans	Financing
Allegany	45	\$142,400
Anne Arundel	15	\$92,797
Baltimore City	346	\$1,591,200
Baltimore County	125	\$464,120
Calvert	9	\$68,550
Caroline	11	\$29,200

DOWNPAYMENT & SETTLEMENT EXPENSE LOAN PROGRAM July 1, 2008 – June 30, 2009		
County	Loans	Financing
Carroll	8	\$26,500
Cecil	5	\$15,000
Charles	15	\$73,887
Dorchester	5	\$20,000
Frederick	43	\$233,550
Garrett	2	\$5,000
Harford	61	\$288,000
Howard	3	\$10,000
Kent	2	\$7,500
Montgomery	7	\$26,000
Prince George's	92	\$584,747
Queen Anne's	1	\$2,500
Saint Mary's	11	\$90,000
Somerset	5	\$12,500
Talbot	6	\$27,500
Washington	57	\$247,550
Wicomico	42	\$127,770
Worcester	15	\$34,600
TOTAL	931	\$4,220,871

SPECIAL LOANS

The Special Loans programs provide loans for both the rehabilitation of single family properties, as well as for the provision of group homes for persons with disabilities. The rehabilitation loan programs include Maryland Housing Rehabilitation Program (MHRP) loans and Indoor Plumbing Program (IPP) Loans, as well as Weatherization, Lead Paint Abatement loans and grants addressed elsewhere in this report.

The Group Home Financing Program (GHFP) and the Special Housing Opportunities Program (SHOP) work in partnership with the Maryland Department of Aging, as well as the Mental Hygiene Administration and Developmental Disabilities Administration of the Department of Health and Mental Hygiene to provide safe, decent affordable housing to some of the State's most vulnerable

citizens. GHFP loans are financed with State appropriations, SHOP loans are financed through bond funding. The table below shows homes financed in the past year

GHFP AND SHOP PROGRAMS July 1, 2008 – June 30, 2009					
County	# GHFP Loans	GHFP Amount	# SHOP Loans	SHOP Amount	# of beds
Anne Arundel	2	\$448,090	1	\$325,000	6
Baltimore City	1	\$54,153	1	\$193,500	3
Baltimore County	5	\$568,679	5	\$633,250	15
St. Mary's	1	\$247,589	0	\$0	3
TOTAL	9	\$1,318,511	7	\$1,151,750	27

The purpose of the Maryland Housing Rehabilitation Program is to preserve and improve single family properties and one-to-four unit rental properties. The table below shows homes rehabilitated under the MHRP-SF program during the reporting period, including Accessible Homes for Seniors.

MARYLAND HOUSING REHABILITATION PROGRAM July 1, 2008 – June 30, 2009			
Jurisdiction	Loans	Units	Amount
Allegany County	6	6	\$148,098
Anne Arundel County	18	18	\$857,950
Baltimore City	11	11	\$319,803
Baltimore County	6	6	\$169,845
Caroline County	3	3	\$118,104
Carroll County	2	2	\$28,541
Cecil County	1	1	\$21,810
Charles County	1	1	\$60,000
Dorchester County	4	4	\$89,406
Queen Anne's County	1	1	\$52,000
Montgomery County	1	1	\$19,998
St. Mary's County	2	2	\$127,263
Talbot County	2	2	\$73,309
Washington County	4	4	\$90,520
Worcester County	4	4	\$180,835

MARYLAND HOUSING REHABILITATION PROGRAM July 1, 2008 – June 30, 2009			
Jurisdiction	Loans	Units	Amount
Wicomico County	14	17	\$533,749
TOTAL	85	88	\$3,068,741

The purpose of the Indoor Plumbing Program (IPP) is to provide indoor plumbing in residential properties. Loans may be made for single-family, owner-occupied houses and rental properties with one to 100 units, which do not have indoor plumbing. Properties must be structurally sound.

INDOOR PLUMBING PROGRAM July 1, 2008 – June 30, 2009			
Jurisdiction	Loans	Units	Amount
Allegany	1	1	\$11,124
Anne Arundel	1	1	\$23,400
Caroline	1	1	\$19,300
Kent	1	1	\$11,943
St. Mary's	1	1	\$28,500
Somerset	1	1	\$6,665
Talbot	1	1	\$8,620
Wicomico	6	6	\$58,142
TOTAL	13	13	\$167,694

(NOTE: The Special Loans Programs also finance lead paint hazard control activities. Those activities are discussed elsewhere in the APR in accordance with HUD regulations.)

TENANT ASSISTANCE

The purpose of the Rental Allowance Program (RAP) is to provide grants to local governments to provide flat rent subsidies to extremely low-income families who either are homeless or have an emergency housing need. The goal of the program is to enable these households to move from homelessness or temporary emergency housing into more permanent housing and to return to self-sufficiency.

RENTAL ALLOWANCE PROGRAM July 1, 2008 – June 30, 2009		
County	Units	Financing
Allegany County	30	\$76,205
Anne Arundel	23	\$50,908
Baltimore City	70	\$328,458
Baltimore County	27	\$37,300
Calvert County	6	\$18,000
Caroline County	14	\$24,797
Carroll County	11	\$30,000
Cecil County	6	\$39,075
Charles County	8	\$45,780
Dorchester County	16	\$44,045
Frederick County	10	\$32,270
Garrett County	26	\$45,000
Harford County	11	\$57,100
Howard County*	3	\$42,314
Kent County	4	\$18,488
Montgomery County	24	\$109,718
Prince George's County	39	\$33,660
Queen Anne's County	13	\$40,511
Somerset County	14	\$26,250
St. Mary's County	14	\$45,050
Talbot County	20	\$30,000
Washington County	16	\$33,750
Wicomico County	14	\$21,582
Worcester County	10	\$16,000
Totals	429	\$1,246,261

RENTAL HOUSING

DHCD produces rental housing through the use of numerous resources. In addition to operating the Federal Low-Income Housing Tax Credit Program the Department also runs numerous State-funded programs.

Under the MF-Bond program, DHCD issues tax-exempt and taxable mortgage revenue bonds to finance the acquisition, rehabilitation or construction of affordable multifamily rental housing in priority funding areas. The Partnership Program provides loans of up to \$85,000 per unit for rental housing that will be occupied by households with incomes below 50% of the statewide median. Local governments must provide the site and any necessary off-site improvements. State funds may be used for the development costs of building acquisition, construction or rehabilitation of buildings on site. Under a revision to the program during FY07, partnership funds may also now be used to finance rental units to disabled households in properties owned by non-governmental entities. The Rental Housing Fund, which includes the Rental Housing Production and Elderly Rental Housing Programs, provides loans of up to \$2.0 million for the development of affordable multi-family housing in priority funding areas. Funds are awarded competitively on a semi-annual basis in conjunction with federal low-income housing tax credits and HOME funds.

DHCD financed 1,893 units of rental housing using State and Bond funds during the reporting period. These projects utilized \$89,047,731 in financing. Note that this does not include projects funded under the Transitional Housing Grant Program which are discussed below.

STATE FUNDED RENTAL HOUSING DEVELOPMENTS					
July 1, 2008 – June 30, 2009					
Program	Project	Location	Units	Occupancy	Financing
ERHP	Har Sinai House	Baltimore City	186	Elderly	782,868
ERHP	St. Dominic's	Baltimore City	30	Elderly	1,326,150
ERHP	Evergreen Senior	Baltimore	81	Elderly	1,514,000
RHPP	Frederick Revitalization	Frederick	74	Family	1,500,000
RHPP	Cambridge Commons	Dorchester	95	Family	2,471,288
RHPP	Gateway Townhomes	Allegany	30	Family	764,820
RHPP	Obery Court	Anne Arundel	50	Family	2,000,000
MBP/MHRP	Crusader Arms	Dorchester	104	Family	3,160,000
MBP/MHRP	Har Sinai West	Baltimore City	108	Elderly	4,828,934
MBP	Hopkins Village	Baltimore	164	Elderly	9,100,000
MBP	Johnston Square Apartments	Baltimore City	218	Elderly	13,449,671

STATE FUNDED RENTAL HOUSING DEVELOPMENTS July 1, 2008 – June 30, 2009					
Program	Project	Location	Units	Occupancy	Financing
MBP	Monte Verde	Baltimore City	301	Elderly	15,200,000
MBP	Kirkwood House	Baltimore City	260	Elderly	16,000,000
MBP	Sharp Leadenhall	Baltimore City	192	Family	16,950,000
TOTAL			1,893		89,047,731

In addition to the above projects, the Rental Housing Programs also operate the Shelter and Transitional Housing Grant Program. This program provides grants to construct emergency shelters and/or transitional housing for the homeless. During the past year, this program financed the following project:

SHELTER AND TRANSITIONAL HOUSING GRANT PROGRAM July 1, 2008 – June 30, 2009					
Applicant	Project Name	County	Units	Grant Amount	Total Project Cost
Housing Authority of Calvert County	Project ECHO	Calvert	45	1,128,031	2,295,365
TOTAL			45	1,128,031	2,295,365

MARYLAND AFFORDABLE HOUSING TRUST

The Maryland Affordable Housing Trust (MAHT) is staffed by DHCD and is funded by a portion of the interest earned on trust accounts held by Title Insurers or Title Insurance Agents. MAHT funds can be used for acquisition, rehabilitation or new construction of affordable housing, operating expenses for specific affordable housing developments, capacity building, and providing project-specific supportive services to families and individuals. During the reporting period, MAHT made the following awards:

Maryland Affordable Housing Trust Awards July 1, 2008 - June 30, 2009					
NAME OF ORGANIZATION	COUNTY	NAME OF PROJECT	FINANCING	TOTAL PROJECT COST	UNITS
Housing Authority of City of Cumberland	Allegany	Banneker Gardens	\$150,000	\$5,236,221	25
Arundel House of Hope	Anne Arundel	Safe Haven	\$15,000	\$ 99,751	4
Arundel House of Hope, Inc.	Anne Arundel	WISH Program	\$20,000	\$ 91,662	5
Arundel Habitat for Humanity	Baltimore City	Revitalization of an At-	\$80,000	\$960,000	8

Maryland Affordable Housing Trust Awards
July 1, 2008 - June 30, 2009

NAME OF ORGANIZATION	COUNTY	NAME OF PROJECT	FINANCING	TOTAL PROJECT COST	UNITS
		Risk Community in Brooklyn MD			
Chesapeake Habitat for Humanity	Baltimore City	Jefferson Street Project	\$90,000	\$1,333,500	9
Comprehensive Housing Assistance, Inc.	Baltimore City	Weinberg Manor West	\$141,235	\$11,401,467	54
Empire Homes of Maryland, Inc.	Baltimore City	2100-2102 Maryland Avenue	\$150,000	\$1,766,703	18
Historic East Baltimore Community Action Coalition, Inc. (HEBCAC)	Baltimore City	Eager Street Affordable Housing Project	\$105,000	\$1,455,000	10
Homes For America	Baltimore City	Restoration Gardens	\$75,000	\$5,959,512	43
Project PLASE, Inc.	Baltimore City	Morgan Mill	\$125,000	\$2,468,500	85
Sandtown Habitat for Humanity	Baltimore City	2009 20-House Building Project	\$150,000	\$2,000,000	20
Transitioning Lives, Inc.	Baltimore City	Transitioning Lives, Inc.	\$29,000	\$130,000	7
Transitioning Lives, Inc.	Baltimore City	Transitioning Lives SRO Program	\$125,000	\$225,000	10
908 Valley Street, LLC	Baltimore City	Martin de Porres Rehab	\$110,000	\$138,463	13
Bon Secours of Maryland Foundation, Inc.	Baltimore City	Resident Services	\$65,000	\$131,200	437
Chesapeake Habitat for Humanity, Inc.	Baltimore City	Fayette Street Project	\$90,000	\$1,379,156	9
Dayspring Programs, Inc.	Baltimore City	Dayspring Square	\$ 75,000	\$2,977,500	18
Comprehensive Housing Assistance, Inc.	Baltimore County	Weinberg Village V	\$150,000	\$16,756,939	60
The Hiding Place	Baltimore County	The Hiding Place - Renovations and Operations Project	\$73,800	\$476,900	4
Community Coalition for Affordable Housing, Inc.	Cecil	Community Coalition for Affordable Housing	\$62,202	\$ 715,365	12
High Street Homes/Upper Bay Counseling and Support Services, Inc.	Cecil	High Street Homes/Upper Bay Counseling and Support Services, Inc.	\$75,000	\$1,641,700	12
Frederick Community Action Agency	Frederick	FCAA Housing Rehabilitation Program	\$60,000	\$297,566	12
Hope Alive, Inc.	Frederick	Transitional Program	\$10,000	\$115,304	25
Advocates for Homeless Families, Inc.	Frederick	Transitional Housing Program	\$50,000	\$180,200	14

Maryland Affordable Housing Trust Awards July 1, 2008 - June 30, 2009					
NAME OF ORGANIZATION	COUNTY	NAME OF PROJECT	FINANCING	TOTAL PROJECT COST	UNITS
Way Station, Inc.	Frederick and Washington	Beam Homes, Inc.	\$147,703	\$920,903	6
Garrett County Community Action Committee, Inc.	Garrett	Summer Breeze Group Workcamp	\$25,000	\$91,800	55
Garrett County Habitat for Humanity, Inc.	Garrett	Hopeland Village Phase IV	\$10,000	\$355,399	3
St. John's Commons, Inc.	Harford	St. John's Commons	\$148,965	\$5,529,568	40
Seat Pleasant Community Development Corporation	Prince George's	Revitalize Seat Pleasant	\$60,000	\$550,000	2
The Arc of Prince George's County, Inc.	Prince George's	Sprinkler Installation	\$81,943	\$88,455	39
Seat Pleasant Community Development Corporation	Prince George's	Housing Stabilization Project	\$87,000	\$666,500	3
Queen Anne's County Christian Assistance/Foundation for Community Partnerships, Inc.	Queen Anne's	Our Haven Shelter	\$62,000	\$ 77,900	28
Queen Anne's County Housing Authority	Queen Anne's	Riverside Estates	\$109,000	\$200,000	23
Patuxent Habitat for Humanity	St. Mary's and Calvert	Building Affordable and Environmentally Sound Houses in Southern Maryland	\$64,610	\$818,674	6
Habitat for Humanity of Talbot and Dorchester Counties, Inc.	Talbot and Dorchester	Constructing More Sustainable Habitat Homes on the Mid-Shore	\$75,000	\$850,000	10
Habitat for Humanity of Washington County, Inc.	Washington	Lanvale St. House #2 and #3, Smithsburg Whispering Hills Project #2	\$45,000	\$313,000	3
Bethel Corporation	Washington	Bethel Gardens	\$92,535	\$130,535	93
Diakonia, Inc.	Worcester	Transitional Housing Initiative	\$28,000	\$395,000	10
Snow Hill School Ltd. Partnership	Worcester	Pleasant Manor	\$142,700	\$168,650	31
TOTAL			\$3,255,693	\$69,093,993	1,266

COMMUNITY INVESTMENT TAX CREDIT PROGRAM

The Community Investment Tax Credit Program (CITC), (formerly known as the Neighborhood Partnership Program) uses tax credits to encourage the business community to support approved projects in any Priority Funding Area (PFA) or that primarily serves residents of a PFA. Businesses which contribute cash or goods to support nonprofit projects receive Maryland tax credits. The program is funded at \$1 million annually. Recaptured credits from previous years are placed in a pool that can be accessed by recipients who have exhausted their allocated credits. The following nonprofit organizations were awarded CITC tax credits during the reporting period:

COMMUNITY INVESTMENT TAX CREDIT				
Awardee	County	Project Name	Purpose	Tax Credit Amount
Alfred Street Baptist Church Foundation	Prince's George	College Scholarship for Needy Youth	To expand our college scholarship program to benefit students living within the Beltway of Prince George's County, excluding all incorporated municipalities.	\$25,000
Annapolis Area Ministries, Inc	Anne Arundel	Light House: Homeless Prevention and Support Center	To better address the needs of the homeless and expand our outreach and prevention services.	\$33,000
Arundel Habitat for Humanity, Inc	Anne Arundel	Homeownership for Public Housing Residents	To better address the needs of the homeless and expand our outreach and prevention services.	\$16,000
Caroline County Habitat for Humanity	Caroline	Building Hope Community - Land Acquisition Campaign	To acquire sufficient land for our proposed Building Hope five home community of affordable homes.	\$27,000
CASA of Maryland, Inc	Prince George's	CASA de Maryland Multicultural Center	To fund the purchase of furniture and equipment for the CASA de Maryland Multicultural Center.	\$33,000
Gateway Municipalities Community Development Corp.	Prince George's	Brentwood Arts Center Operational Support	Brentwood Arts Center: a facility where area visual artists can find affordable working space with programming that promotes, engages, and nurtures artists and the community.	\$27,000
Chesapeake Bay Floating Theatre	Charles	Indian Head Center for the Arts operation and renovation	To support CBFT's capital improvements, operating, program development and implementation for the Indian Head Center for the Arts	\$33,000
Class Acts Arts	Montgomery	Building Community with At-Risk Youth in Arts After School	Hands-on artist residencies and interactive performances that build cultural bridges and develop the arts skills of at-risk youth in after-	\$8,000

COMMUNITY INVESTMENT TAX CREDIT				
Awardee	County	Project Name	Purpose	Tax Credit Amount
			school programs in Montgomery County	
Community Law Center	Baltimore City	Pro Bono Project	To recruit volunteer attorneys to represent community organizations in legal matters (property acquisition, zoning appeals, etc.); helping to revitalize neighborhoods.	\$26,000
Freedom Rowers	Talbot	Freedom Rowers Grant Writer & Coaching Staff	To expand opportunities for youth, particularly teen girls, to enhance their health, physical fitness and self-confidence through rowing.	\$10,000
Habitat for Humanity of Worcester County	Worcester	Flower Street Affordable Housing Project	Acquire 3 building lots, provide infrastructure, purchase building materials, and construct 3 single family homes for low income homeowners at no profit using no interest mortgages.	\$27,000
Harford Community Action Agency	Harford	Assets for Independence Project	HCAA will add an Individual Development Account component to its financial literacy and service programs. Participants will save towards business development, postsecondary education and homeownership.	\$9,000
Hartford Family House, Inc.	Harford	Harford Family House, Inc. Operating Expenses	Harford Family House provides a transitional housing program for homeless families with children and keeps affordable housing on the market.	\$33,000
Herring Run Watershed Association	Baltimore City	Herring Run Watershed Center	The Watershed Center is a handicapped-accessible & green building which demonstrates sustainable technologies and energy savings, and offers environmental learning opportunities to children & families.	\$33,000
Housing Unlimited, Inc.	Montgomery	HUI Services to Empower Low Income Adults with Mental Illness	HUI tenants (very low income adults with mental illness) in Priority Funding Areas will be trained in the privileges and obligations of being responsible tenants.	\$27,000
IN GOD'S CARE INC	Calvert	A Miracle House	In God's Care Inc, developed to help our senior citizens acquire the necessary day to day help they need to maintain a productive life.	\$20,000
James B. Richardson Foundation, Inc.	Dorchester	Restoration and Expansion of Maritime Museum	To preserve and create a living history connection with the area's maritime past, by preserving the artifacts and skills of the past that are rapidly being lost.	\$20,000

COMMUNITY INVESTMENT TAX CREDIT				
Awardee	County	Project Name	Purpose	Tax Credit Amount
Jewish Social Service Agency	Montgomery	Chronic Care Program for Low-Income Seniors	To provide in-home support and other safety-net services for low-income frail elders with chronic care needs in Montgomery County.	\$27,000
Jobs, Housing & Recovery, Inc.	Baltimore City	JHR- Carrington House Expansion Project	To expand the recovery program at the JHR- Carrington House. This program assists homeless men recovering from substance abuse by developing job skills and finding permanent housing and employment.	\$30,000
Junior Achievement of Central MD, Inc.	Baltimore City	JA BizTown for At Risk Baltimore City Youth	To expand the JA BizTown program by educating 2,000 Baltimore City 5th graders so they can learn how to earn and manage money, credit and debt.	\$33,000
Kent Center, Inc.	Kent	Providing Opportunities for Adults w/ Developmental Disabilities	To support and enhance the services we provide adults who have developmental disabilities.	\$27,000
Live Baltimore Marketing Center	Baltimore City	CITC Project Live Baltimore Home Center	To attract and retain Baltimore residents by promoting City Living through its website, regional marketing campaign's and special event.	\$25,000
Maryland Humanities Council, Inc.	Prince George's	Expanding Maryland History Day in Prince George's County	To fund the position of Maryland History Day project coordinator to expand History Day activities into schools in Prince George's County, where only one school participated 2007/2008.	\$24,000
Meals on Wheels of Central Maryland	Baltimore City	Home Delivered Meal Program	To bring nutritious meals and personal contact to those who live alone and/or are: homebound, elderly, or temporarily unable to shop or cook.	\$20,000
Mission of Love Charities, Inc	Prince George's	Helping People Change Lives II	To help MOLC participants obtain their GED, or transition into post- secondary education, or employment training in healthcare industries.	\$25,000
New Beginnings Youth & Family Services, Inc.	Dorchester	Youth Ambassadors	To provide youth development program to youth who do not have family support to follow dreams and grow into adults who make a difference.	\$33,000
Park Heights Renaissance	Baltimore City	Rehabilitation Home Loan Program	To revitalize renew and strengthen neighborhoods in the identified Park Heights Stabilization Area.	\$25,000
Baltimore Community	Baltimore City	Peer to Peer Youth	To support individual Youth Enterprises to create	\$20,000

COMMUNITY INVESTMENT TAX CREDIT				
Awardee	County	Project Name	Purpose	Tax Credit Amount
Foundation, Inc.		Enterprises	150 jobs for young people, who will then teach/train up to 1,000 other young people in a variety of skills, arts, and academic subjects	
Port Towns Community Development Corp.	Prince George's	Project Impact	To improve the aesthetics of the Port Towns' businesses, streets, and residential areas through murals, facade improvements, while educating the community.	\$20,000
Prince George's Financial Services Corporation	Prince George's	FSC Portfolio Manager	To fund the Portfolio Manager for Prince George's Financial Services Corporation which includes the Asset Based Lending Program (ABL).	\$27,000
Sandtown Habitat for Humanity	Baltimore City	Sandtown-Winchester Homeownership Project	To provide predevelopment costs for the development of affordable housing in the Sandtown-Winchester area.	\$33,000
Southern Maryland Applied Research and Technology Consortium, Inc.	Saint Mary's	Computer Technology Learning Center	To provide computer hardware refurbishment training and computer operations training to under-employed, unemployed and underserved individuals, and electronic recycling services within the Southern Maryland region.	\$27,000
St. Ambrose Housing Aid Center, Inc.	Baltimore City	IMBY Neighborhood Revitalization	For predevelopment costs, to acquire 100 distressed properties in our "backyard" for conversion to a mix of affordable rental and homeownership opportunities for Baltimore residents.	\$33,000
Star Spangled Banner Flag House	Baltimore City	Star Spangled Banner Flag House/School Visit Program	To increase the number of students from the Baltimore City Public School System who visit the Star-Spangled Banner Flag House.	\$9,000
Stocks in the Future Foundation	Baltimore City	Stocks in the Future/Financial Literacy Curriculum	To support a supplemental financial literacy curriculum that engages underachieving middle school students in Baltimore City Public School.	\$9,000
Lyric Foundation, Inc.	Baltimore City	Lyric Opera House/Stage-house Expansion Project	To renovate The Lyric Opera House by modernizing the stage-house, technical systems, improving stage appearance, and other structural and safety features.	\$27,000
The Maryland Mentoring Partnership	Baltimore	Mentoring Institute	To provide internship and research opportunities for the Stevenson University community.	\$22,000
			To preserve the only green space left in downtown	

COMMUNITY INVESTMENT TAX CREDIT				
Awardee	County	Project Name	Purpose	Tax Credit Amount
Bel Air Downtown Alliance, Inc.	Harford	Armory Park	Bel-Air by constructing a park that could be used in conjunction with and/or in addition to events at the Armory.	\$6,000
Women's Housing Coalition	Baltimore City	Jenkins House	To provide comprehensive supportive services within a permanent housing program for very low-income, disabled women. Jenkins House will provide housing and services to 22 women.	\$6,000
World Arts Focus/Joe's Movement Emporium	Prince George's	Step Up to Health: A Community Movement and Wellness Program	To provide a free community initiative for all ages, involving health screening, aerobic strength-building exercises, yoga, belly dance, Tai Chi, and other movement-based activities.	\$13,000
End Time Harvest Ministries, Inc.	Prince George's	Pathways to Career Success Program	To provide youth in the Town of Bladensburg with job readiness skills, jobs, entrepreneurial skills, literacy skills, HSA and SAT prep/practice test opportunities, conflict resolution skills, and community outreach opportunities.	\$27,000
New Song Urban Ministries Inc.	Baltimore City	NSUM: EDEN Jobs -- 50 Job Placement Program	To provide one-on-one counseling, job placements/referrals and follow-up services to individuals in Sandtown, with special focus on services for ex-offenders, placing 50 residents in jobs.	\$18,000
Second Chance, Inc.	Baltimore City	Second Chance, Inc. Workforce Development Project	To provide job training for the unemployed and underemployed in deconstruction, salvage, retail, and other trade skills leading to permanent placement with Second Chance.	\$27,000
TOTAL				\$1,000,000

COMMUNITY LEGACY PROGRAM

Community Legacy provides local governments and community development organizations with funding for essential projects aimed at strengthening communities through activities such as business retention and attraction, encouraging homeownership and commercial revitalization. Funding, in the form of grants and loans, is available for projects located in Priority Funding Areas and is meant to compliment and supplement other State funding programs. As part of a competitive application process, communities are required to have and/or develop a comprehensive revitalization plan that specifically identifies projects meant to revitalize blighted areas. The table below shows Community Legacy awards from July 1, 2008 through June 30, 2009:

Awardee	Project Name	County	Total Award	Estimated Total Project Cost
Annapolis, City of – Clay Street	Operating Funds for Old Fourth Ward CDC	Anne Arundel	\$20,000	\$32,000
Annapolis, City of - Clay Street	Housing Market Analysis	Anne Arundel	\$16,000	\$16,000
Baltimore Development Corporation, The City of	Shopping Center Transformation Initiative	Baltimore City	\$250,000	\$250,000
Bel Air, Town of	Armory Market	Harford	\$35,000	\$40,000
Brunswick, City of	Beautification of Railroad Square	Frederick	\$75,000	\$75,000
Cambridge, City of	Sidewalk Maintenance Revolving Loan Fund	Dorchester	\$100,000	\$110,000
Cambridge, City of	Phase III - Downtown Streetscape Revitalization	Dorchester	\$50,000	\$58,000
Central Baltimore Partnership	Load of Fun Façade	Baltimore City	\$10,000	\$10,000
Central Baltimore Partnership	North Avenue Market	Baltimore City	\$50,000	\$720,000
Central Baltimore Partnership	Baltimore Montessori Public Charter School	Baltimore City	\$100,000	\$135,000
Central Baltimore Partnership	Anchors of Hope-Homeownership	Baltimore City	\$75,000	\$790,000
College Park, City of	Development Consultant Services	Prince George's	\$ 25,000	\$ 25,000
Community Capital of MD, Inc.	Forest Park Neighborhood Intervention	Baltimore City	\$ 200,000	\$ 440,990
Crisfield, City of	Downtown Infrastructure Development	Somerset	\$ 70,000	\$71,000
Cumberland, City of	Downtown Design and Development/Heritage Area Plan	Allegany	\$25,000	\$25,000
Cumberland, City of	Trail Enhancements and Community Greening	Allegany	\$25,000	\$25,000
Cumberland, City of	Crescent Lawn Improvements - Canal Place	Allegany	\$40,000	\$40,000
Denton, Town of	Fourth Street Redevelopment Phase III	Caroline	\$50,000	\$150,000
Dundalk Renaissance Corporation	Marketing Dundalk	Baltimore	\$ 35,000	\$85,500
Dundalk Renaissance Corporation	Housing Restoration Program	Baltimore	\$ 100,000	\$ 325,000

Awardee	Project Name	County	Total Award	Estimated Total Project Cost
Easton, Town of	Downtown Bicycle Racks	Talbot	\$ 10,000	\$ 10,000
Easton, Town of	Facade Improvement Program	Talbot	\$35,000	\$70,000
Fells Point Development Corporation	Fells Point Comfort Station	Baltimore City	\$85,000	\$108,000
Frostburg, City of	Main Street Revolving Loan Fund	Allegany	\$100,000	\$230,000
Frostburg, City of	Facade Program	Allegany	\$50,000	\$100,000
Gaithersburg, City of	Facade Improvement Program	Montgomery	\$50,000	\$100,000
Garrett County, Maryland, Community Action Committee, Inc.	Oakland Amish Market Business Plan	Garrett	\$25,000	\$27,000
Garrett County, Maryland, Community Action Committee, Inc.	Operating Assistance Grant	Garrett	\$15,000	\$15,000
Garrett County, Maryland, Community Action Committee, Inc.	Deer Park Sidewalk Repairs	Garrett	\$15,000	\$18,000
Garrett County, Maryland, Community Action Committee, Inc.	Grantsville Hershberger Lane Extension Streetscape	Garrett	\$20,000	\$21,000
Gateway Municipalities Community Development Corporation	Green Home Initiative Pilot Program	Prince George's	\$25,000	\$275,000
Gateway Municipalities Community Development Corporation	Brentwood Arts Center	Prince George's	\$70,000	\$70,000
Hagerstown Neighborhood Development	McBare Building	Washington	\$150,000	\$186,000
Havre de Grace, City of	Economic Development Plan	Harford	\$35,000	\$75,000
Havre de Grace, City of	Havre de Grace Main Street Facade Improvement Program	Harford	\$50,000	\$50,000
Historic East Baltimore Community Action Coalition, Inc.	Dayspring Square Redevelopment	Baltimore City	\$30,000	\$40,000
Historic East Baltimore Community Action Coalition, Inc.	Johns Hopkins Institutions Live Near Your Work	Baltimore City	\$155,000	\$2,880,000

Awardee	Project Name	County	Total Award	Estimated Total Project Cost
Historic East Baltimore Community Action Coalition, Inc.	Mary Harvin Transformation Center	Baltimore City	\$100,000	\$418,000
Housing Initiative Partnership, Inc.	HIP's Palmer Park Acquisition & Rehab	Prince George's	\$375,000	\$375,000
Housing Initiative Partnership, Inc.	HIP's operating funds for Seat Pleasant Revitalization	Prince George's	\$40,000	\$149,611
Hyattsville, City of	Updated Community Legacy Revitalization Plan	Prince George's	\$50,000	\$50,000
Hyattsville, City of	4318 Gallatin Street Revitalization	Prince George's	\$ 50,000	\$ 300,000
Middletown, Town of	Streetscape Improvements	Frederick	\$ 103,500	\$ 103,500
Montgomery County - Wheaton/Long Branch	Homeownership Foreclosure Recovery Fund	Montgomery	\$ 400,000	\$ 400,000
Mount Rainier, City of	Downtown Revitalization Architectural Plan	Prince George's	\$ 25,000	\$25,000
Ocean City Development Corporation	OCDC Commercial Facade Program	Worcester	\$ 50,000	\$ 116,000
Ocean City Development Corporation	OCDC Landbanking Program	Worcester	\$ 50,000	\$ 350,000
Ocean City Development Corporation	OCDC Residential Facade Program	Worcester	\$ 50,000	\$ 100,000
Pocomoke, City of	Mar-VA Theater Start-Up Operating Funds	Worcester	\$ 32,500	\$40,000
Pocomoke, City of	Pocomoke City Community Center	Worcester	\$ 50,000	\$ 900,000
Pocomoke, City of	Sturgis One-Room School Building Improvements	Worcester	\$ 10,000	\$11,500
Pocomoke, City of	Pocomoke Downtown Streetlights	Worcester	\$ 10,000	\$22,000
Port Towns Community Development Corporation	57th Avenue Streetscape Improvements	Prince George's	\$40,000	\$40,000
Port Towns Community Development Corporation	Community Forklift: Building Capacity and Sustainability	Prince George's	\$47,500	\$47,500
Port Towns Community Development Corporation	Colmar Manor Community Center	Prince George's	\$200,000	\$200,000
Princess Anne, Town of	Main Street Executive Director	Somerset	\$30,000	\$35,000
Princess Anne, Town of	Wayfinding Sign System for Main Street Princess Anne	Somerset	\$5,000	\$ 6,000

Awardee	Project Name	County	Total Award	Estimated Total Project Cost
Princess Anne, Town of	Street Improvements – Hampden Avenue Area	Somerset	\$100,000	\$120,000
Reinvestment Fund, The	The East Baltimore Revitalization Project	Baltimore City	\$270,000	\$510,000
Salisbury, City of	Isabella St. Streetscape - Phase 3	Wicomico	\$105,500	\$146,300
Seat Pleasant, City of	Martin Luther King Jr. Highway Gateway Initiative	Prince George's	\$35,000	\$35,000
Sykesville, Town of	Downtown Bank Incentive	Carroll	\$100,000	\$ 370,000
Westminster, City of	Tri-Street Neighborhood Streetscape Project	Carroll	\$100,000	\$ 155,000
Totals			\$4,700,000	\$12,723,901

NEIGHBORHOOD BUSINESSWORKS PROGRAM

To support the growth and expansion of small businesses in Maryland, the Department of Housing and Community Development (DHCD) initiated the Neighborhood Business Development Program (NBDP) on October 1, 1995. The NBDP, now referred to as the Neighborhood BusinessWorks Program, (NBW) supports both small businesses and non-profit corporations. Small businesses may receive up to \$500,000 or fifty percent of a project's costs, whichever is less. Non-profit corporations also receive grants that are awarded competitively. The NBW program made the following loans and grants during the reporting period:

Neighborhood BusinessWorks Program July 1, 2008 – June 30, 2009				
Award Type	County	Applicant	Project	Award Amount
Grant	Baltimore	Sweet Potato Kids Tree House Charities	Sweet Potato Kids Tree House Charities	55,000
Loan	Baltimore City	Individual (name removed for privacy)	Caitec Corporation	500,000
Loan	Baltimore City	Individual (name removed for privacy)	Café Hon	92,105
Grant	Dorchester	Cambridge Main Street, Inc	Cambridge Downtown Façade Improvement Modification	50,000
Loan	Howard	Studio 54 Hair Gallery, LLC/Thomas Stewart	Studio 54 Hair Gallery, LLC	15,000
Loan	Montgomery	Individual (name removed for privacy)	Rosta Inc	500,000
Grant	Washington	Potomac Playmakers Inc.	Potomac Playmakers Inc.	75,000
TOTAL				1,232,105

Households And Persons Assisted

Persons Assisted

The Department's loan and grant programs are targeted to various populations:

- Low- and very low-income families who need assistance to make their monthly rent payment;
- Hard working families and individuals looking forward to owning their first home;
- Frail elderly persons and those needing just a little extra help to continue leading full and active lives;
- Developmentally-disabled individuals who want an opportunity to show they can make it on their own;
- Young children whose lives are at risk because of lead-paint poisoning;
- Low-income families who need to make repairs to their home; and
- Residents in rural areas who still don't have running water and indoor toilets.

Documentation of Assistance to be Provided

The State maintains project records on housing/households assisted with federal funds. This includes: the address of the property, the number of residential dwelling units occupied by assisted households, the type of assistance provided, the program funding source(s) and amount(s) of federal assistance provided. It also includes the number of households or persons assisted, including income categories (i.e., very low-, low-, or moderate-income), the head of the households racial/ethnic identification and whether or not the households and unit meet Section 215 criteria. These records are not incorporated into the Performance Report, but rather kept on file for HUD Review.

OTHER ACTIONS UNDERTAKEN

PUBLIC POLICIES

During the reporting period, the State of Maryland adopted a number of public policies that are designed to help the State carry out the objectives in its Consolidated Plan.

INSTITUTIONAL STRUCTURE

During the past year, the State undertook a number of actions and activities designed to improve the institutional structure that provides housing and community development opportunities to Maryland's citizens.

The State continued to institute a number of policies for developing statewide building codes, energy code and energy saving activities for Maryland residents. Last year, the State of Maryland adopted the Maryland Building Performance Standards to incorporate 2006 International Building Code (2006 IBC), 2006 International Residential Code (2006 IRC), 2006 International Existing Building Code (2006 IEBC), and 2006 International Energy Conservation Code (2006 IECC). The 2006 International Energy Conservation Code is recognized and is required by the U.S. Department of Energy (DOE) for its funding. DHCD continued to work with the Maryland Energy Administration (MEA) to promote energy efficiency and to provide training sessions to the building professionals and local building officials following the adoption of a statewide 2006 IECC. DHCD also provided many training sessions for the 2006 IBC, 2006 IRC, 2006 IEBC, and Maryland Accessibility Codes. The Maryland Accessibility Code had been certified by the U.S. Department of Justice (DOJ) as meeting or exceeding federal standards regarding the accessibility code. In addition, the International Code Council (ICC) has published the 2009 International Building Code (2009 IBC), 2009 International Residential Code (2009 IRC), 2009 International Existing Building Code (2009 IEBC), 2009 Property Maintenance Code (2009 IPMC), and 2009 Energy Conservation Code (2009 IECC). DHCD began taking the steps to update the Maryland Building Performance Standards (MBPS) by incorporating these codes during the reporting period. They will become effective Statewide January 1, 2010.

The training sessions provided by DHCD to building professionals and local building officials are essential to ensure compliance with the codes, and thus increase the safety, energy efficiency and comfort to the citizens of the State. DHCD is also working with MEA to promote the new Maryland Energy Efficient Standards Act which creates energy-efficient standards for certain products and appliances that are sold and installed in Maryland. New technologies promoted by the Act will save consumers money by improving energy efficiency in homes and businesses.

DHCD also helped promote community revitalization efforts through the Catalyst Program. Catalyst develops and provides customized training and capacity building to external clients including for-profit and non-profit developers, community organizations, small businesses and local elected and appointed officials. It also helps train Department employees and especially Neighborhood Revitalization staff for specific job-related skill building. Catalyst helps external clients to systematically and comprehensively develop a concept or plan before requesting funding resources for projects involving housing and economic and/or community development. DHCD's partners in Catalyst include:

- **Enoch Pratt Free Library** which offers free workshops for individuals, nonprofits, and businesses on how to start and operate a nonprofit or small business.
- **Baltimore Neighborhood Collaborative** is a funder collaborative that brings local and national funders, public sector agencies, business and civic organizations together to strategically invest in the community,

- **Maryland Association of Nonprofit Organizations** which provides training and technical assistance on all aspects of nonprofit governance and management,
- **Maryland Small Business Development Center Network** which provides low cost training and no- or low-cost consulting to small businesses throughout Maryland,
- **Microenterprise Council of Maryland** which provides technical assistance and resources to organizations, agencies and municipalities assisting or wanting to assist entrepreneurs starting or expanding micro businesses,
- **Montgomery Chamber of Commerce** which offers a one-stop shop for free business plan consultations, low-cost training, access to finance, business education and access to prospective clients and customers in Montgomery County,
- **Morgan State University's Entrepreneurial and Assistance Center** which assists existing small and micro businesses and aspiring entrepreneurs. EDAC targets its assistance to minorities, women, and micro enterprises,
- **SCORE of Maryland** which is a volunteer organization of retired executives which provide pro-bono business counseling,
- **Small Business Resource Center** which provides technical assistance to microenterprises, small business and organizations in Baltimore City and environs who are looking for business assistance,
- **Neighborhood Reinvestment Corporation** which provides national and regional training and capacity building for community development leaders, practitioners and professionals,
- **National Main Street Center** which provides technical assistance and information services in the field of commercial district revitalization to housing and community development groups, and

Collectively, with the above partners, Catalyst provided no cost training to over 1,100 people. Following is a sampling of the new workshops provided through the Catalyst Program during the past year:

- **HOPE/NFMC Grantee quarterly meeting: "Working with Attorneys - Scope of the Pro Bono Project". Attendance is limited to HOPE/NFMC Grantees ONLY.**
- **Foreclosure Intervention & Default Counselor Certification Part One - FIVE DAY COURSE** The Maryland Department of Housing and Community Development in partnership with NeighborWorks America and Montgomery County Department of Housing and Community Affairs presented Foreclosure Intervention and Default Counselor Certification, course.
- **NCI Implementation Training:** Implementation Training for Communities with 2009 NCI awards
- **Keys to Successful Grant Management of Your Community Legacy 2009 Award** - This training was mandatory for all recipients of 2009 Community Legacy (CL) funding. The training provided CL Program requirements as it relates to the grantee and best practices in managing the award.
- **The Essentials Non-Profit Organizations and Companies Need to Know in Today's Economic Climate:** The workshop provided an open discussion with a team of skilled professionals about business, non profit organizational matters, funding strategies in the current market, green initiatives as revenue streams, and other issues in confronting today's businesses.
- **Linked Deposit Program Training:** This training provided participating bank representatives, partners and staff with an overview of the program.

- **Creating Green Spaces on your Main Street:** From gray to green...How to turn your main streets into a green destination. Spring forward with a discussion about planting native species in your community. Learn what plants, flowers, and trees will thrive in your community, how to care for them, and when to plant them.
- **How to Build A Better Downtown:** The Ins and Outs of Façade Improvements: Do you have a façade improvement program in your downtown, would you like one? This workshop, held in partnership with the Maryland Historical Trust, will outline for participants the best practices in creating a design strategy in downtown.

In addition, Catalyst training that had been offered in previous years and where re-offered during the past year included:

- **Proposal Writing** – This workshop provided the basics of proposal writing. The components of a compelling proposal were reviewed in detail including the executive summary, statement of need, goals, timelines, measurable objectives, program strategies, staff, evaluation, organizational capacity, and the budget items.
- **Tools for a Successful Capital Campaign** – This workshop explored the steps for a successful capital campaign. A discussion of best practices, resources and techniques for a capital campaign **along with panelists discussing the do's and don'ts**. The DHCD's funding programs (CITC, CL, NBW) and resources (NR website, and community partners) were also explained in detail.
- **Maryland Grant Information Session** - This workshop showcased funding programs available at the Neighborhood Revitalization Center: Community Investment Tax Credits, Community Legacy Funds, Maryland Affordable Housing Trust, Neighborhood BusinessWorks Loan Program, Maryland Capital Access Program and the Maryland Linked Deposit Program.
- **Marketing Community Investment Tax Credits** – This workshop is intended to assist organizations awarded Community Investment Tax Credits to market them. The training provided an overview of the CITC program, information on developing a successful marketing strategy, and tangible tips and ideas that can be immediately implemented.
- **Grantsmanship 101** - This workshop provided a basic introduction to the grant seeking process. The morning session introduced participants to the Grants Collection, resources to find information about potential funders, and how to actually research grant opportunities. The afternoon session covered the proposal writing process.
- **HOPE Grantee** - This workshop focused on state and nonprofit resources available to Home Owners Preserving Equity (HOPE) foreclosure counselors and clients. Then meeting also included an update on the work of the Homeownership Preservation Task Force.
- **Best Practices for Public Safety** - Main Street Maryland in partnership with the Dept. of Public Safety and the Police and Correctional Training Commissions, addressed solutions and suggestions for public safety issues facing merchants, business owners, customers, and pedestrians in downtown commercial districts.
- **Affordable Housing Development** - This workshop focused on the many ways developers can layer bank and subsidy financing to do affordable housing development. Topics included FHLBank Atlanta's Affordable Housing Program (AHP), First-time Homebuyer Program, and the Predevelopment Fund; the State of Maryland's Pre-Development and Project Financing products; Baltimore Housing HOME/CHODO funds; and a thorough explanation of how bank financing works with all of these resources to make affordable rental and homeownership projects successful.

- **Small Business and Economic Development** - This workshop highlighted business and economic development products designed to stimulate investment in underserved or older communities. Included in this discussion were descriptions of FHLBank Atlanta's Economic Development Growth Enhancement (EDGE) program and Predevelopment Fund, the State of Maryland's Neighborhood BusinessWorks (NBW) Program, and how these resources work with bank financing to make successful projects.
- **Smart Growth Tool Box:** This workshop discussed the tools available at DHCD NR for revitalization: CITC, CL, NBW, Catalyst, etc.
- **Business Attraction Panel** - This workshop hosted a distinguished panel discussion on Business Attraction. Participants learned about strategies for attracting businesses to their commercial corridors. The two-hour program provided a great opportunity for participants to ask questions, share ideas, and meet some of their business peers.
- **Where is the Money? ~ Fundraising 101.** Participants learned where to find financial resources, fundraising techniques and tricks of the trade in order to develop and revitalize local economies.
- **Funders Roundtable.** In this session, area experts provided an overview of funding programs and projects, including the challenges and triumphs experienced along the way. Partnerships and collaboration as necessary engines for community development were also explored.

INTERGOVERNMENTAL COOPERATION

DHCD is working with numerous other State agencies and local governments to support Intergovernmental Cooperation.

The first major accomplishment undertaken in the last year included working with the Department of Labor, Licensing and Regulation, members of the Maryland General Assembly, the Federal Reserve, HUD's Baltimore Office and many community partners in addressing the foreclosure crisis facing Maryland and the nation through the Governor's Housing Preservation Task Force. The ultimate result of the task force was the creation of several programs within DHCD to help homeowner's refinance their homes, as well as the passage of a series of bills by the General Assembly and signed by the Governor which brought more fairness to the mortgage lending process, increased penalties for mortgage fraud, and strengthened protections for homeowners among many other accomplishments.

A second, on-going effort of Intergovernmental Cooperation that began this year and will continue for two more years is working with the Maryland Departments of Planning, Agriculture, Business and Economic Development, Education, Environment, Natural Resources and Transportation, as well as Maryland's Counties and Cities in the creation of a State Development Plan and a State Housing Plan. The State Development Plan will help guide future growth and development in Maryland. The State Housing Plan will look at housing as a whole for all of Maryland (including the entitlement jurisdictions) to help coordinate housing policy and goals with State goals. Both plans are also meant to help guide State investment to help strengthen Maryland's communities and promote Smart Growth.

In addition to the above efforts, The Governor's SubCabinet on Smart Growth continues to ensure that State funding from agencies as diverse as DHCD, DBED, the Maryland Department of Transportation, the Maryland Department of Education, and the Department of Planning focus their energy and resources of revitalizing Maryland's communities. DHCD is also working with other members of the Base Realignment Commission (BRAC), including both State agencies as well as federal agencies such as the Department of Defense, in developing housing and community development strategies which will allow communities impacted by base realignment to cope with substantial growth this effort will cause. The Community Legacy program cuts across numerous Cabinet agencies to provide resources for community development efforts. DHCD also actively participates on the Critical Areas Commission, ensuring that the State's environmental resources are protected, especially in wetland areas. The State's Smart Codes effort ensures DHCD is working in cooperation with local governments to develop building codes that promote affordable housing and revitalization of existing buildings

DHCD is also working with other State agencies to improve coordination of effort in the areas of homelessness and lead paint abatement. DHCD staff are currently working with Department of Human Resources staff to help develop Maryland's 10-year Plan to end chronic homelessness. Other State agencies, local housing and homeless providers, nonprofit organizations, advocacy groups, and other interested parties are also involved in this effort. The same holds true for the development of the State's 10 year Plan to Eliminate Childhood Lead Poisoning by 2010. DHCD is working with the Maryland Department of the Environment, Maryland Department of Labor, Licensing and Regulation, Department of Health and Mental Hygiene, local governments, and others in developing the Plan and implementing strategies that will protect children and make housing lead safe.

Comprehensive Plan Requirements

As part of its evaluation process, HUD asks grantees who prepare a Consolidated Plan to report 1) whether they pursued all resources that they indicated they would pursue, 2) whether the grantee provided all requested Certifications of Consistency with the Consolidated Plan, in a fair and impartial manner, for HUD programs which it indicated it would support, and 3) whether the grantee engaged in willful inaction so that it would fail to meet its Consolidated Plan goals.

During the past year, DHCD pursued all of the funding sources it said it would pursue. This included submitting the appropriate requests for all formula grant programs for which it was eligible, as well as submitting applications for competitive funds as appropriate. DHCD also certified all the requests for Certifications of Consistency with the Consolidated Plan that it received. This included requests for Continuum of Care Funds, Shelter Plus Care Funds (including both new and renewal projects), Supportive Housing Funds, Housing Counseling Funds, ROSS funding, Public Housing Plans, etc. These certifications were made to a wide variety of agencies and organizations, including units of local governments, Public Housing Authorities, Community Action Agencies, health providers, shelter providers, and faith based organizations, among others. Lastly, DHCD did not engage in any willful inaction where it failed to meet its Consolidated Plan goals.

Geographic Targeting and Underserved Needs

HUD asks that grantees identify actions taken to serve populations that are considered underserved by housing programs. Under the State's Consolidated Plan, no group is identified as being more underserved than another for housing assistance. This is because the Housing Analysis in the Plan noted that all types of households covered by the Plan had substantial housing needs without substantial difference due to households size, makeup, race, or other factor. For example, if the percentage of "small, very low-income renter families" with housing needs was 65 percent statewide, virtually every jurisdiction within the State was within a few percentage points of the statewide average. In the survey of needs completed for the five-year Plan, questions about infrastructure, community development, and economic development needs also indicated a similarity of need from jurisdiction to jurisdiction.

Since similar needs exist throughout the State, the State will not target its funds to certain jurisdictions, except as established by law. For example, the State's allocation of CDBG funds may only be used in non-entitlement areas. Since there is a major emphasis on directing resources to growth areas and areas in need of revitalization, we will generally be targeting funds to projects located in Priority Funding Areas (PFAs) as well. In addition, HUD also asks if or how funds will be specifically targeted to areas of minority concentration. In its Analysis of Impediments to Fair Housing Choice, the State defined a "high concentration" of minority households as a census tract where the percentage of minority households is at least 10% greater than the county average. Based on this definition, of the 346 census tracts in Maryland's non-entitlement areas in the time of the Analysis, only 25, or just over 7%, had census tracts of high minority concentration. As noted above, DHCD targets its funds to Priority Funding Areas (PFAs). Of the 25 tracts with concentrations, 15 have concentrations due to institutions such as Historically Black Colleges and Universities, hospital centers, military bases, or prisons. Of the remaining 10, 9 all are located in PFAs. Because of DHCD's emphasis on targeting funds to PFAs, areas of minority concentration are already targeted for assistance through the State's housing and community revitalization programs. (The one concentration outside of a PFA is located in Charles County and is minority, but not low-income. See the Five-Year Plan's discussion of concentrations for more information.) The maps on the following pages show where DHCD invested its CDBG and ESG funds last year against areas of low income and minority concentration. (Since only one HOME multifamily project was funded last year, that project was not mapped. It is not located in an area of low-income or minority concentration.)

Leveraging Resources

DHCD was highly successful in leveraging resources during the past year. As the table below shows, the federal and State programs operated by DHCD which are primarily used as gap financing programs leveraged more than \$322 million in public and private resources in the past year.

DHCD LEVERAGING July 1, 2008 – June 30, 2009			
Program	Funds Awarded	Total Project Cost	Leveraging
CDBG	\$10,189,290	\$56,534,794	\$46,345,504
ESG	\$578,405	\$7,495,359	\$6,916,954
HOME-mf	\$5,600,000	\$26,467,629	\$20,867,629
Tax Credits	\$13,229,459	\$253,469,954	\$240,240,495
Community Legacy	\$4,700,000	\$12,723,501	\$8,023,501
TOTAL	\$34,297,154.00	\$356,691,237.00	\$322,394,083.00

ELIMINATING BARRIERS TO AFFORDABLE HOUSING

In the Consolidated Plan, the State identified eight barriers to affordable housing in Maryland. These included 1) Building Codes and Standards, 2) Local Zoning, 3) Approval Fees, 4) the Permit Approval Process, 5) Lack of adequate financial resources, 6) Housing Acquisition Finance Requirements, 7) Government coordination, and 8) lack of Fair Housing Choice.

DHCD's actions to promote fair housing choice and improve Government Coordination are discussed elsewhere in this Report. As a State Agency, DHCD has no control over local zoning, local approval fees, or the local permit process. However, DHCD has made progress in other areas over which has control.

In terms of housing acquisition financing, the State specifically identified obtaining a down payment as a major barrier to affordable housing. DHCD has addressed this need by continued funding and operation of its DSELP program, which helps families overcome this barrier. DHCD also has provided substantial funding for the construction of new affordable rental housing. Lastly, DHCD continues to advocate for more housing resources so that it can provide more affordable housing to individuals and families with housing needs. As noted elsewhere in this report, DHCD has worked to standardize building codes when adopting the IBC, and has carried out extensive efforts in intergovernmental cooperation, ranging from homelessness to protecting critical areas to working extensively with other agencies on the foreclosure crisis among other cooperative efforts.

LOW-INCOME HOUSING TAX CREDIT

As one of its goals to improve coordination of the tax credit with other housing funds, DHCD adopted a uniform application in 1996 for all State and federal housing programs over which it has control. The application was revised in August 1999, and again in 2002 to reflect changes mandated by Congress. These changes included providing greater emphasis to support family housing.

Revisions in 2008 to the Multifamily Rental Financing Program Guide which is an attachment to the 2008 Qualified Allocation Plan (QAP) included: streamlined processing for Rental Housing Fund (RHF) applications; clarified guidance for Multifamily Bond Program (MBP) applications; clarify the definition of Elderly Housing; include points for rental housing in BRAC impacted counties; refine point distribution for Leveraging ; promote Green Building and Energy Efficiency in design and construction techniques.

PUBLIC HOUSING RESIDENT INITIATIVES

HUD asks States under this part of the Performance Report to discuss public housing resident initiatives. The purpose is to describe the activities taken during the reporting period to encourage residents of State public housing units operated by a State public housing agency to help tenants become more involved in the management of public housing and to participate in homeownership. DHCD's Community Development Administration occasionally operates as a PHA in a limited capacity by serving as a PHA for a local jurisdiction until that local jurisdiction forms a PHA. Typically, CDA will help finance an initial housing development, and then turn that property over to a local jurisdiction once the jurisdiction received final approval to form a PHA from HUD. However, the State does not currently operate any public housing units, so has no activity to report in this area.

In regard to helping PHA residents participate in homeownership opportunities, PHA residents are able to access all of DHCD's homeownership loan programs for which they qualify. In addition, DHCD has developed a strategy that allows Housing Choice (Section 8) Voucher holders to use their Vouchers for homeownership. DHCD has formed partnerships with two agencies, the Garrett County Community Action Committee, and the Maryland Rural Development Corporation (both of which are HUD-approved housing counseling agencies) to utilizing the homeownership option of Housing Choice Vouchers. DHCD also offers the program to cover all counties on the Eastern Shore where the Department administers Housing Choice Vouchers, i.e., Caroline, Dorchester, Kent, Somerset, Talbot, Wicomico, and Worcester Counties. Under the agreements, DHCD is requiring that financing be provided, insured, or guaranteed by the State or Federal government. Lenders will be required to comply with generally accepted mortgage underwriting standards consistent with those of HUD/FHA, GNMA, Fannie Mae, Freddie Mac, the Maryland Mortgage Program, USDA Rural Housing Services, the Federal Home Loan Bank, or other private lending institutions.

Lastly, while not Public Housing per se, DHCD has entered into a business relationship with HUD to act as contract administer for many apartment complexes with project based Section 8 throughout the State. DHCD's role is to ensure that these properties are well managed. The table below shows the number of units and funding for properties managed by DHCD's Office of Contract Administration.

SECTION 8 CONTRACT ADMINISTRATION		
July 1, 2008 – June 30, 2009		
County	Funding	Units
Allegany	\$1,700,997	400
Anne Arundel	\$8,869,345	1,079

SECTION 8 CONTRACT ADMINISTRATION July 1, 2008 – June 30, 2009		
County	Funding	Units
Baltimore City	\$45,830,796	7,043
Baltimore County	\$15,471,288	1,915
Calvert	\$509,277	77
Caroline	\$1,269,004	232
Carroll	\$2,500,432	379
Cecil	\$1,389,604	178
Charles	\$6,037,010	706
Dorchester	\$2,343,854	371
Frederick	\$3,604,438	456
Garrett	\$404,661	50
Harford	\$8,291,673	1,225
Howard	\$7,755,121	1,103
Kent	\$846,086	150
Montgomery	\$29,913,511	3,026
Prince George's	\$21,446,588	2,558
Queen Anne's	\$213,150	58
Saint Mary's	\$1,382,247	198
Somerset	\$586,190	90
Talbot	\$164,260	33
Washington	\$2,719,897	458
Wicomico	\$3,791,131	631
Worcester	\$1,149,342	32
TOTAL	\$168,189,902	22,448

LEAD PAINT HAZARD CONTROL ACTIVITIES

The State of Maryland is a nationally recognized leader for its extensive efforts to reduce lead paint hazards. Maryland uses both federal and State resources to reduce lead hazards and provide lead-safe units of affordable housing to families with young children who are especially susceptible to lead poisoning.

State funds for lead hazard reduction activities may be used in owner-occupied single-family homes and rental housing of up to 100 units. Licensed childcare facilities may also be eligible for funding. Units must meet the following criteria:

- Be in need of lead hazard reduction activity;
- Be constructed prior to 1950;
- Be structurally sound upon completion of lead hazard reduction activity; and
- Be registered with the Maryland Department of the Environment (MDE) Lead Poisoning Prevention Program (rental units only).

State funds may be provided as loans or grants. Loan terms are based on the cash flow of the property and/or the affordability of the borrower. Grants are available only for properties located in targeted areas defined by DHCD and whose underwriting shows there is no affordability to repay a loan or that the property does not have sufficient value to secure additional debt. Targeted areas are defined by the number of low-income households and the amount of pre-1950 of housing stock. There are no income limits for this program.

RESIDENTIAL LEAD HAZARD CONTROL PROGRAM July 1, 2008 – June 30, 2009			
County	Loans	Units	Amount
Allegany County	4	4	\$48,380
Anne Arundel County	7	7	\$78,300
Baltimore City	7	18	\$213,470
Baltimore County	1	1	\$15,000
Caroline County	5	5	\$101,893
Carroll County	1	1	\$15,000
Cecil County	1	1	\$25,962
Dorchester County	1	1	\$29,997
Prince George's County	1	1	\$41,679
Somerset County	1	1	\$29,682
Talbot County	1	1	\$30,000
Washington county	2	2	\$39,095
City of Hagerstown	1	1	\$15,000
Wicomico County	8	8	\$186,576
Salisbury NHS	8	8	\$188,289
Worcester County	1	1	\$25,000
TOTAL	55	107	\$1,341,977

PRESERVATION OF AFFORDABLE HOUSING

Rental Housing Preservation – The Department is strongly committed to the preservation of existing rental housing developments. In terms of direct investment, the Department has increased its investment in preservation in recent years. Since 2000 MDHCD has preserved over 10,500 units of affordable housing statewide, which represents nearly 50% of MDHCD's overall production of 2,700 units per year. In 2008, the Department created a \$75 million set-aside of tax-exempt bonds for preservation opportunities; in 2007 opened the Maryland Housing Rehabilitation Program (MHRP) to provide low-interest, subordinate loans for preservation projects, and began working more closely with the USDA Rural Housing Service to recapitalize rural properties; and in 2006 launched an initiative to preserve expiring HUD 202 properties. Moving forward and building on this success, the Department was recently awarded funding through the Windows of Opportunity Preservation Leaders initiative of the John D. and Catherine T. MacArthur Foundation to further expand its rental housing preservation initiatives. This new, 10-year program will include a number of components, and will be launched during Fiscal Year 2010.

REMOVING IMPEDIMENTS AND PROVIDING FAIR HOUSING

In the State's Analysis of Impediments to Fair Housing Choice (AI), the State determined it needed to follow a strategy that 1) increased the supply of affordable housing, 2) coordinated fair housing activities, 3) ensured fair lending and housing opportunities under the Department's Housing Programs and 4) educated the private sector – realtors, lenders, developers, and the general public – about fair housing requirements.

Expanding the Supply

As per the information above, DHCD financed thousands of new units of affordable housing during the reporting period. This included 2,081 rental units, 1,693 homeownership units, and tenant assistance to thousands of families.

In addition to these activities, DHCD took specific actions to increase the housing supply for persons with disabilities both in the homeownership and rental market. In the homeownership area, DHCD continued to operate its Homeownership for Individuals With Disabilities program noted elsewhere in this report. DHCD also continued to operate its Bridge Subsidy program for persons with disabilities on the Section 8 waiting list, which was authorized as a permanent program by the General Assembly. (It had been a demonstration program previously.) As noted in previous Performance Reports, DHCD changed its rating and ranking factors for rental housing projects, giving bonus points for projects that will affirmatively market units to individuals with disabilities. This change in policy resulted in 129 units being financed, held and/or marketed to persons with disabilities and other special needs during the reporting period (bringing the total number of units for the disabled to 1,104 since this change was implemented.) As noted earlier in the Performance Report, DHCD also continued to successful operation of its Group Home and SHOP programs as well. These programs provided financing for 27 units/beds for persons with developmental disabilities, mental illness, and severe epilepsy.

Coordinated Fair Housing Activities

DHCD carried out coordinated fair housing activities with numerous agencies during the past year. This included work with the Maryland Department of Aging (MDoA), the Department of Health and Mental Hygiene, the Department of Disabilities, and the Department of Human resources, among others. DHCD's work with the Department on Aging included providing financing for housing with supportive services for elderly persons residing in DHCD financed elderly rental complexes. DHCD provided the housing financing, and the Department on Aging providing the services to seniors. DHCD's work with DHMH included coordinated housing work with DHMH's AIDS Administration to carry out HOPWA grant in Maryland's rural areas, with, once again, DHCD providing the housing assistance and the AIDS Administration providing medical assistance and other supportive services. DHCD also worked with the AIDS Administration to take over operation of the HOPWA program in Montgomery and Frederick Counties. These efforts occurred as the cities of Frederick and Gaithersburg, who were formerly awarded HOPWA funds, requested the State to take over operation of the program in the impacted counties due to the inability of their small staffs to run a multi-county program. DHCD also worked with DHMH's Mental Hygiene and Developmental Disabilities Administrations to provide housing to disabled persons through the Homeownership for Persons with Disabilities Program, Group Home Program, and SHOP program as noted above. In the case of the Homeownership program, the Mental Hygiene and Developmental Disabilities agencies did outreach and provided services for disabled persons working to achieve homeownership. For the Group Home and SHOP programs, DHCD again provided the financing, and established agreements with the Administration for them to provide the service components, as well as licensing of the facilities to ensure quality care. (Similar agreements were established with each group home financed for the care of disabled elderly persons and abused children with the MDoA and DHR respectively). DHCD's work with the Governor's Department of Disabilities was reflected in the change in the multi-family rating and ranking procedures that financed more rental units using universal design standards. In addition, DHCD also worked with the Department of Disabilities in linking persons with disabilities to housing financed by the Department so persons with disabilities can find the housing they need.

Fair Lending and Housing Opportunities

Homeownership

DHCD's major efforts regarding fair lending and housing opportunities in the past year have focused on helping households affected by the subprime mortgage crisis. DHCD created three new programs, Lifeline, Homesaver, and Bridge to HOPE, to help refinance mortgages and/or help owners refinance mortgages through the private sector. These programs have utilized over \$19.5 million in financing.

DHCD also continued to operate the HOPE Hotline to help families at risk of foreclosure, provided over \$2 million to housing counseling agencies through both federal and State resources, conducted 126 outreach events, and mailed out over 680,000 postcards to households in the most impacted communities regarding who they could contact via a "Mortgage Late, Don't Wait" media campaign. The media campaign also included outreach efforts through placing advertisements in buses and subways, radio

spots, and public service announcements in movie theaters. As noted previously, working with DLLR and the Maryland General Assembly, the State also passed a series of bills strengthening the mortgage process. These included:

The Real Property - Maryland Mortgage Fraud Protection Act

This legislation is a comprehensive criminal mortgage fraud statute that makes mortgage fraud a crime for **anyone** involved in the mortgage transaction. This includes lenders, borrowers, real estate agents, brokers or anyone who provides fraudulent information in home lending. The bill provides for significant fines and imprisonment for violators, and it also gives the court authority to order restitution and forfeiture and enhanced penalties for cases involving vulnerable adults.

The Protection of Homeowners in Foreclosure - Prohibition on Foreclosure Rescue Transactions – Enforcement

This legislation bans foreclosure rescue transactions that scam homeowners out of their homes and the equity they've built. The bill also provides additional consumer protections for people who are trying to sell their homes because they are in default.

The Real Property – Recordation of Instruments Securing Mortgage Loans and Foreclosure of Mortgages and Deeds of Trust on Residential Property

This new statute significantly lengthens the foreclosure process from 15 days to approximately 150 days making it fairer for homeowners and providing them with more time and notice before a foreclosure sale. It requires a lender to wait 90 days after default before filing the foreclosure action and to send a uniform Notice of Intent to Foreclose to the homeowner 45 days prior to filing an action. It also requires personal service to notify a homeowner of impending foreclosure action and requires that a sale may not occur for 45 days after service. A lender must produce proof of ownership when filing a foreclosure action. The bill codifies the right to cure, which will allow a homeowner to stop foreclosure by paying what is owed up until one business day before the sale.

Rental Housing

On the rental housing side, as noted in last year's Performance Report, DHCD launched a website (now in its third year), www.mdhousingsearch.org, which provides continuously updated information on the availability of affordable rental housing throughout Maryland. Accessing this website, where information is available in both English and Spanish (and where translation into other languages is also available) low-income households can search for housing throughout the State, both by county, and sometimes by individual community and even neighborhood. Operated on behalf of DHCD by Socialserve.net, interested parties can search for units based on location, price, handicapped accessibility, number of bedrooms, whether or not landlords accept Section 8, etc. DHCD offers this service free of charge to both households who are looking for affordable rental housing and landlords who list their properties for rent. The Spanish language mirror site, and the ability to obtain translation into other languages also allows DHCD to reach out to persons of Limited English Proficiency as they search for affordable rental housing.

DHCD also mapped the location of its rental housing projects to determine if they were in areas of minority and/or low-income concentration. Of the 15 loans/grants made in the State's non-entitlement jurisdictions, five of the 15 loans/grants were made in an area of low-income concentration, and 6 were made in an area of minority concentration. However, these numbers are somewhat misleading, as two loans/grants made to Project Echo, a homeless shelter in Calvert County, are in areas of concentration (both minority and low-income) due to the presence of the Veteran's Home in Charlotte Hall. Further, the other two properties in areas of minority concentration, including Federalsburg Gardens in Federalsburg and Cambridge Commons in Cambridge, are in State designated revitalization areas, targeted for improvement using federal and State resources to improve their communities. (See Appendices for maps.)

Educating the Private Sector

DHCD has renewed its contract with the Greater Baltimore Community Housing Resource Board (GBCHRB) to provide fair housing education and training to non-entitlement areas of the state. During the past year, the program accomplished the following

1. **State-Wide Fair Housing Radio Interviews** – Some 15 relevant radio shows were produced and broadcast weekly on popular radio station "Heaven-600" (WCAO-AM, 600AM) which has a service area consisting on the Baltimore metro and surrounding counties – including Prince George's and Calvert Counties.
2. **Fair Housing Educational Material Distribution** – 17,200 Fair Housing informational brochures and 92 Fair Housing posters were mailed to over 46 organizations & agencies.
3. **Promotion of April as National Fair Housing Month** – The month was promoted via distribution of advertising PSAs to radio stations, press releases to media, newsletter promotion, and web site highlighting. Also during the month, radio and TV interviews were conducted with HUD officials including Kim Kendrick, Assistant Secretary of Fair Housing & Equal Opportunity.
4. **Fair Housing Curriculum** – The GBCHRB continued to work on the proposal of the GBCHRB-developed "Renting & Buying Housing" (grades 10-12) curriculum to local county school systems.
5. **Fair Housing News** – The GBCHRB's 4-page newsletter *Fair Housing News* was produced and posted on the GBCHRB's web site a total of six times for agencies, groups, and individuals. An email-based version of the *Fair Housing News* was produced, and also emailed; its title is the *Fair Housing E-News*. The mailing list for *Fair Housing News* again was revised, updated, and expanded to include additional persons and organizations in the target areas.

6. **Self-Help Guide to Fair Housing** – Discussions also continued with locally based CHRB's and nonprofits regarding the appropriate format for a specialized Self-Help Guide to Fair Housing for each county. A self-help guide to Fair Housing was produced for all counties that are identified as being in need.
7. **Toll-Free Telephone Line** – The GBCHRB's 1-800-895-6302 toll free line was available and utilized State-wide during the project. .
8. **Fair Housing Cable-TV Shows** – Six new 30-minute shows were taped, including
 - Maryland Department of Disabilities
 - Governor's Commission on Asian-Pacific American Affairs
 - Baltimore Neighborhoods, Inc.
 - Maryland Commission on Human Relations
 - Representatives from the U. S. Department of Housing & Urban Development.
9. **Internet Web Site** – The web-site was updated to include information about the DHCD partnership with GBCHRB, Self-Help Guides to Fair Housing, and the GBCHRB's cable-TV and radio shows.

In addition, DHCD carried out a series of Fair Housing Outreach Events as part of an opportunity for Marylanders to hear from the area's top experts on the issue of fair housing. The theme for the Fair Housing events was One Maryland, Many Families - Equal Access to Housing in Maryland". Events were held in Cambridge on December 12, 2008, Baltimore on April 24, 2009, and Hagerstown on June 12, 2009 (other events in this series are forthcoming but outside of the Consolidated Plan reporting period.)

Maryland Commission on Human Relations

While DHCD continued to carry out its strategies to increase and expand fair housing opportunities developed under its Analysis of Impediments to Fair Housing Choice, the Maryland Commission on Human Relations (MCHR) has the primary responsibility for carrying out fair housing activities in the State.

Among their major initiatives in the past year, the MHRC, in collaboration with the Maryland Association of Realtors, conducted trainings on the expansion of Article 49B of the Annotated Code of Maryland and the State's Commercial Nondiscrimination policies. MCHR provided 159 training sessions to more than 7,600 individuals. MCHR provided information about equal protection from discrimination through outreach events, including training workshops in cultural competence, sexual harassment prevention, conflict resolution, sexual orientation, genetic information, disability sensitivity, hate crimes awareness, NCHR service, fair housing issues, and discrimination and the law. MHRC also continued its educational and collaborative relationships with local, state, and federal

agencies such as local Human Relations Commissions, HUD, EEOC, and the U.S. Department of Justice to enhance the range of MCHR's services and outreach efforts.

A total of 102 fair housing complaints were filed state wide in 2008, 15 of them in areas covered under the State's AI (the remainder of the complaints were in the State's entitlement jurisdictions). Of the 102 statewide complaints (breakdowns by jurisdictions are not available), 32 were based on race, 4 on sex, 35 on disability, 3 on religion, 19 on national origin, and 13 on familial status. Note that the breakdowns exceed 90 total cases since cases can be filed in more than one category.

THE CONTINUUM OF CARE

Maryland has long been an advocate of the "Continuum of Care" approach of serving homeless persons and persons threatened with homelessness. The three principal features of Maryland's Continuum of Care are:

1. Preventing low-income individuals and families from becoming homeless, providing outreach to homeless persons, and addressing their individual needs;
2. Addressing the emergency shelter and transitional housing and service needs of homeless individuals and homeless families; and
3. Helping homeless people make the transition to permanent housing and independent living.

The Department of Human Resources has primary responsibility for carrying out the Continuum of Care in Maryland. They offer a broad array of programs ranging from homeless prevention to shelter to transitional housing programs. The Department of Health and Mental Hygiene is the main supporting player in serving the homeless, with special emphasis on homeless persons with special needs including helping persons with mental illness, drug or alcohol addictions or other health issues. DHCD plays a supportive role to these two agencies, with primary emphasis on "bricks and mortars" projects – shelters, transitional housing, and permanent housing – to assist homeless persons as they move through the Continuum, as well as short term rental assistance to families at risk of homelessness.

The Department of Human Resources reorganized how homeless assistance is coordinated within the Department during the past year. Nonetheless, homeless assistance programs are comprehensive. The services include:

- Service linked housing
- Emergency and Transitional Housing Grants (ETHS).
- Homeless Prevention (HPP)
- Women's services Programs
- Housing counselor and aftercare programs(HCP)

Service Linked Housing Program

This program connects permanent rental housing tenants to services in the community, stabilizing households in precarious housing situations and preventing homelessness. The program typically funds resident advocates who serve as liaisons between residents, the community, and supportive services such as health service, education, job training, and drug treatment. The table below shows their activities under this program for the SY 06 and SY 07.

SERVICE LINKED HOUSING PROGRAM				
Jurisdiction	SFY 06 Budget	Number of Households Served SFY 06	SFY 07 Budget	Number of Households Served SFY 07
Allegany	\$35,000	37	\$35,000	30
Anne Arundel	\$35,892	78	\$35,892	85
Baltimore City	\$344,607	718	\$344,607	431
Baltimore County	\$39,090	61	\$39,090	326
Caroline	\$35,000	101	\$35,000	70
Carroll	\$34,392	72	\$34,392	51
Frederick	\$110,928	237	\$110,928	337
Garrett	\$60,588	285	\$60,588	377
Harford	\$33,485	70	\$33,485	33
Howard	\$35,000	97	\$35,000	30
Montgomery	\$73,919	485	\$73,919	233
Prince George's	\$181,984	347	\$181,984	340
Washington	\$71,638	102	\$71,638	162
Statewide Total	\$1,097,723	2,690	\$1,097,723	2505

Emergency and Transitional Housing Grant Program

The ETHS program provides funding for emergency and transitional shelters, funds shelter beds and support services such as food, transportation, and case management, provides seed money for new shelters and transitional housing programs, and offers limited rent and mortgage assistance. The table below provides information on FY 06 and FY07 through the HPP and ETHS programs:

DEPARTMENT OF HUMAN RESOURCES EMERGENCY AND TRANSITIONAL HOUSING GRANT PROGRAM									
Jurisdiction	2007HPP Number of Eviction Prevention Grants	2007Total HPP HH Served Grants + Services	2006 HPP Number of Eviction Prevention Grants	2006Total HPP HH Served Grants + Services	2007 HPP Budget	2006 ETHS Emergency Shelter Bed nights	2006 ETHS Transitional Shelter Bed nights	2006 Total ETHS Shelter Bed nights	2007 ETHS Budget)
Allegany	31	31	30	30	\$8,800	217	450	667	\$65,564
Anne Arundel	167	167	170	170	\$54,800	1,594	1,206	2,800	\$142,519
Baltimore Ci.	605	1,689	1,022	7,459	\$454,700	24,512	25,073	49,585	\$1,756,302
Baltimore Co.	212	212	190	190	\$85,900	1,062	2,645	3,707	\$131,592
Calvert	16	16	22	34	\$4,000	774	391	1,165	\$32,782
Caroline	12	12	17	17	\$5,000	9	94	103	\$24,524
Carroll	28	56	26	65	\$12,500	1,350	628	1,978	\$55,730
Cecil	39	39	38	38	\$12,200	940	286	1,126	\$40,432
Charles	16	16	19	19	\$11,200	2,708	1,080	3,788	\$79,770
Dorchester	21	21	18	18	\$4,600	664	1,540	2,204	\$39,339
Frederick	49	49	50	50	\$21,600	267	1,240	1,507	\$98,810
Garrett	15	15	17	17	\$4,300	139	0	139	\$18,036
Harford	51	53	66	66	\$22,600	1,336	252	1,588	\$40,432
Howard	26	26	19	19	\$12,000	996	367	1,363	\$81,410
Kent	10	10	14	14	\$4,000	43	0	43	\$1,640
Montgomery	59	287	60	140	\$97,500	5,695	1,908	7,603	\$269,893
Prince George's	104	104	87	87	\$90,900	10,108	4,407	14,515	\$349,524
Queen Anne's	15	15	15	15	\$4,000	47	0	47	\$14,206
Somerset	20	20	19	19	\$4,000	268	30	298	\$7,650
St. Mary's	48	48	36	36	\$17,600	2,075	63	2,138	\$69,474
Talbot	16	16	19	19	\$4,700	0	196	196	\$36,061
Washington	91	107	81	106	\$39,600	5,031	818	5,849	\$127,221
Wicomico	108	1,198	108	1,625	\$19,200	516	0	516	\$32,782

DEPARTMENT OF HUMAN RESOURCES EMERGENCY AND TRANSITIONAL HOUSING GRANT PROGRAM									
Jurisdiction	2007HPP Number of Eviction Prevention Grants	2007Total HPP HH Served Grants + Services	2006 HPP Number of Eviction Prevention Grants	2006Total HPP HH Served Grants + Services	2007 HPP Budget	2006 ETHS Emergency Shelter Bed nights	2006 ETHS Transitional Shelter Bed nights	2006 Total ETHS Shelter Bed nights	2007 ETHS Budget)
Worcester	15	15	15	15	\$4,300	816	133	949	\$32,782
State Total	1,774	4,222	2,158	10,295	\$1,000,000	61,036	42,808	103,844	\$3,548,475

Women's Services Programs

DHR also assists women and children who are homeless, often as a result of domestic violence. The two tables below show grant awards and persons served.

Jurisdiction	Organization	Contract Amount for 2006	Contract Amount for 2007
Carroll County	Human Service Program of Carroll Co.	\$109,869	\$109,869
Garrett County	The Dove Center	\$20,000	\$20,000
Ann Arundel County	Sarah's House	\$73,673	\$73,673
Baltimore County	YWCA	\$87,797	\$87,797
Baltimore City		\$432,777	\$432,777
Calvert County	Safe Harbor	\$51,447	\$51,447
Worcester County	Diakonia	\$24,557	\$24,557
St. Mary's County	Three Oaks	\$67,241	\$67,241
Harford County	SARC	\$66,944	\$66,944
Wicomico County	Life Crisis	\$19,904	\$19,904
Montgomery County	Helping Hands	\$47,364	\$47,364
Prince George's County	Shepard's Cove	\$143,055	\$143,055
Cecil County	Domestic Violence/Rape Crisis Center	\$23,000	\$23,000
Unallocated and administrative fee		\$6,158	\$6,158
Totals		\$1,173,786	\$1,173,786

DHR HOMELESS WOMEN CRISIS SHELTER PROGRAM – PERSONS SERVED				
Jurisdiction	Contract Amount for 2006	People Served 2006	Contract Amount for 2007	People Served 2007
Ann Arundel County	\$73,673	441	\$73,673	459
Baltimore City	432,777	356	432,777	345
Baltimore County	\$87,797	129	\$87,797	69
Calvert County	\$51,447	82	\$51,447	66
Carroll County	\$109,869	117	\$109,869	83
Cecil County	\$23,000	144	\$23,000	166
Garrett County	\$20,000	27	\$20,000	52
Harford County	\$66,944	245	\$66,944	177
Montgomery County	\$47,364	209	\$47,364	213
Prince George's County	\$143,055	722	\$143,055	132
St. Mary's County	\$67,241	112	\$67,241	97
Wicomico County	\$19,904	151	\$19,904	63
Worcester County	\$24,557	189	\$24,557	73
Totals	\$1,167,628	2924	1,167,628	1995

Housing Counselor & Aftercare Program (HCP)

Operating in five jurisdictions, this program assists low income families who are homeless, or in imminent danger of becoming homeless, to locate, secure, and maintain permanent housing. Counselors help families establish adequate credit references and to apply for subsidized housing. The counselors can also help families' access local public and private resources for the first and last month's rent, security deposits, utility payments, or donations of furniture.

Housing counselors help families to develop and maintain relationships with landlords, often paving the way for people with credit or reference problems to obtain permanent housing. Other assistance may include helping families locate more affordable housing after a rent increase, or helping to find another apartment located near public transportation that is more suitable for a new place of employment. In many of these instances, people are able to remain in housing or to find new housing before being evicted, and as a result, public and private agencies are saved the cost of providing shelter for these households.

DEPARTMENT OF HUMAN RESOURCES -- HOUSING COUNSELOR PROGRAM			
Jurisdiction	BUDGET	Households Served FY 07	Percentage that Retained Permanent Housing at Least Three Months After Placement
Baltimore City	\$68,341	64	67%
Baltimore Co.	\$68,341	148	75%
Harford	\$36,916	76	50%
Montgomery	\$36,916	61	96%
Washington	\$36,916	137	83%
TOTAL	\$258,414	486	(Statewide Avg.) 77%

The other major partner in helping the homeless at the State level is the Department of Health and Mental Hygiene (DHMH). DHMH also undertook a number of activities to help homeless persons. DHMH specifically focuses on homeless persons with special needs, such as homeless persons who are mentally ill, homeless persons who have disabilities, homeless persons who have been released from confinement, etc. This included the operation of the Projects for Assistance in Transition from Homelessness (PATH) program and a Statewide Shelter Plus Care Program through several grants received from HUD.

Projects for Assistance in Transition from Homelessness (PATH) supported programs continue to serve as major vehicles for providing services to individuals who are homeless with serious mental illness in Maryland. PATH funds are used for outreach, engagement, case management, screening and diagnostic services, consultation to shelters, training, housing assistance, supportive services in residential settings, and mental health and substance abuse services. PATH funded case managers are located in shelters, detention centers, and service agencies, facilitating outreach and access to services in a timely manner. PATH provides outreach and access in urban, suburban, and many rural areas in Maryland. The PATH Program is targeted to service homeless consumers who have serious mental illness or a co-occurring substance use disorder, who are disconnected from the community and lack the necessary supports to obtain permanent housing.

The PATH program provided services in 22 of 23 counties in the State and Baltimore City. The FY 2008 funding level was \$1,052,000. Local PATH supported agencies identified 4,374 homeless individuals with mental illness. Of these, 1,994 actually enrolled for PATH services. In FY 2009 PATH funding was decreased to \$1,032,000 as a result of federal cuts to the Substance Abuse and Mental Health Services Administration's (SAMHSA) budget. It is estimated that 2,215 individuals will be enrolled in the PATH Program in FY 2009. In FY 2009, PATH funding will be distributed in the following manner:

DEPARTMENT OF HEALTH AND MENTAL HYGIENE – PATH PROGRAM			
Jurisdiction	Administrative Entity	People Served	Financing
Allegany County	Allegany County Mental Health Systems, Inc.	41	\$54,955
Baltimore City	Baltimore Mental Health Systems, Inc.	340	\$185,248
Baltimore County	Baltimore County Bureau of Mental Health	120	\$96,200
Calvert County	Calvert County Core Service Agency	118	\$30,380
Carroll County	Carroll County Core Service Agency	50	\$37,000
Charles County	Charles County Human Services Partnership	75	\$35,000
Cecil County	Cecil County Core Service Agency	6	\$5,000
Frederick County	Mental Health Management Agency of Frederick	300	\$77,400
Garrett County	Garrett County Core Service Agency	27	\$24,500
Harford County	Harford County Core Service Agency	95	\$71,524
Howard County	Howard County Core Service Agency	25	\$35,478
MidShore Counties	Mid-Shore Mental Health System	100	\$52,624
Montgomery County	Montgomery County Core Service Agency	300	\$115,588
Prince George's County	Prince George's County Department of Family Services, Mental Health Authority Division	80	\$62,872
St. Mary's County	Mental Health Authority of St. Mary's County	120	\$45,950
Somerset County	Somerset County Core Service Agency	8	\$10,000

DEPARTMENT OF HEALTH AND MENTAL HYGIENE – PATH PROGRAM			
Jurisdiction	Administrative Entity	People Served	Financing
Washington County	Washington County Core Service Agency	320	\$37,000
Wicomico County	Wicomico County Core Service Agency	40	\$22,000
Worcester County	Worcester County Core Service Agency	50	\$33,281
TOTAL		2215	\$1,032,000

Additional grants have also been used to support needed services. PATH supported services are linked with Shelter Plus Care, which provides tenant-based and/or sponsor-based rental assistance. MHA has adopted a strategy to target at least 50% of the units for individuals who are homeless and are being released from detention centers as first priority for Shelter Plus Care. However, several of the small Shelter Plus Care grants target those without criminal justice involvement. The success of the program is measured not only by enhancement in the quality of life to consumers but also by the reduction in readmission to detention centers and hospitals or the return to homelessness. During the past several years, recidivism across the system has been limited to 3 % - 7% to jails and 1% to hospitals and 1% to homelessness.

The Statewide Shelter Plus Care Housing Program began in 1995 through a five-year, \$5.5 million Shelter Plus Care grant to MHA from the U.S. Department of Housing and Urban Development to provide housing to individuals who are homeless, who have a serious mental illness, and their dependents upon release from the detention center, and to those who are in the community on intensive caseloads of parole and probation. In SFY07, the Shelter Plus Care Housing grant was renewed for \$3,186,648. In addition to the renewal funding, MHA also received \$592,916 through seven small grants targeted to specific jurisdictions. The jurisdictions that have small five-year grants through MHA are Allegany, Anne Arundel, Baltimore, Cecil, Frederick, Harford and Prince George's counties. Overall, MHA is serving a total of 642 persons, 149 single individuals with mental illness, 157 families, 268 children, and 63 other family members through the Shelter Plus Care Program in Maryland. Baltimore City, Howard County and Montgomery County operate independent Shelter Plus Care programs in addition to MHA's statewide program.

In SFY 09, the renewal grant was increased to \$3,316,352 due to increases in the Fair Market Rental Values in several counties and consolidation of five year grants with an existing one year grant. The counties that had five-year grants consolidated with the one-year renewal grants were: Allegany, Baltimore, and Harford Counties. In FY 2009, MHA was awarded \$3,316,352 for the 16 one-year renewal grants. Additionally, MHA received \$592,916 for 7 remaining five-year grants. A total of \$3,909,268 in Shelter Plus Care funding was awarded in FY 2009.

Since 1996, the process for applying for funding through the U.S. Department of Housing and Urban Development (HUD) has changed. In 1996, HUD introduced to communities the Continuum of Care model to address the problems of housing and homelessness in a more coordinated, comprehensive, strategic fashion. The model required local communities to develop a strategic plan to address the use of HUD resources and this also became the application process for obtaining HUD funding. As a result of this change, MHA lost its ability to apply directly for Shelter Plus Care Housing grant funds to HUD and applying for funding using a single Statewide application. The new process requires MHA and other State and local entities to apply for funding through the local Continuum of Care Planning group. MHA now has fourteen separate renewal grants that are submitted annually to twelve Continuum of Care Planning groups as a part of their application for HUD funding. Each local Continuum of Care of Plan must incorporate MHA's Shelter Plus Care application into its local plan annually.

The Maryland Community Criminal Justice Treatment Program (MCCJTP) funded at \$1.9 million in State funding supports specific programs targeted at individuals with serious mental illness, many of whom are homeless and in detention centers. In FY 2008 the MCCJTP operated in 22 Maryland counties and provided an estimated 5,500 units of mental health services in conjunction with substance abuse services to individuals incarcerated in detention centers. MHA continued to partner with Baltimore City to provide post-booking aftercare planning through the Forensic Aftercare Services Team (FAST). Additionally, in FY 2006 and FY 2007, MHA convened a workgroup in response to House Bill (HB) 990/Senate Bill (SB) 960. The workgroup worked with corrections, mental health, substance abuse, consumer, and advocacy groups, and other key stakeholders to develop a survey to gather data on the number of individuals with mental illness incarcerated, services currently available for individuals involved in the criminal justice system, services needed, cost of the services needed, and recommendations to improve access, quality and the scope of services. The survey was distributed to State and the local correctional facilities in Maryland. MHA collaborated with the Maryland Correctional Administrators' Association (MCAA) who coordinated the gathering of the data and completion of the survey. In FY 2007, MHA continued to convene the workgroup and submitted the final report of the findings from the survey which resulted in the development of HB 281. With HB 281, DHMH, DPSCS, and DHR were mandated to develop plans to address the following: (1) Develop a plan to divert individuals, and if feasible expand the FAST or MCCJTP (2) Every CSA to develop a MOU with their local detention center to establish a data sharing initiative (3) Develop a plan to provide released inmates with identification cards. The partners from the HB 281 Workgroup continues to meet under the leadership of the Mental Health Association. The new Workgroup is now named the Mental Health and Criminal Justice Partnership. Also in FY 2008, MHA co-chaired the MCAA's mental health and substance abuse subcommittee and served as an active member of MCAA's Executive Committee to provide consultation regarding accessing mental health services and resolving mental health crises as they arose in the local detention centers.

Beginning with a SAMHSA grant, MHA developed one of nine national jail diversion sites. The Phoenix Project provided an array of pre and post booking alternatives to incarceration for women with co-occurring disorders. This demonstration project enhanced existing services by addressing gender-specific needs of women and children. Ongoing research on the Phoenix Project demonstrated that the majority of women served maintained their freedom from incarceration during the first three years of the project. As federal grant funding expired, State general funds were initially provided, through the Wicomico County Core Service Agency, to continue these services. The Phoenix Program is no longer operational due to funding cuts.

The majority of the women with co-occurring disorders in the justice system have children and a smaller population is pregnant while incarcerated. MHA was instrumental in developing and implementing the TAMAR's Children Program. In FY 2007, MHA continued to partner with federal, State, local, and private agencies to coordinate mental health services and housing for the TAMAR's Children Program. This program was for pregnant women who were incarcerated or at risk of incarceration in local detention centers and the Maryland Correctional Institute for Women (MCIW). The TAMAR's Children Program was initially funded through a SAMHSA Targeted Capacity Expansion grant program known as Building Health Communities, the Department of Housing and Urban Development (HUD) programs (additional Shelter Plus Care), Department of Justice Residential Substance Abuse Treatment, local and State in-kind service commitments, and private foundation funding. This holistic program's aim was to provide appropriate treatment to women with mental health, substance abuse, and trauma related disorders and mother/child intervention to enhance capacity for secure attachments. The program provided services during the period of incarceration, in a community rehabilitation setting, and re-entry to community with housing and case management services. On June 30, 2006, the TAMAR Children Program closed. MHA partnered with the DPSCS, the judiciary, other agencies within DHMH, the Archdiocese of Baltimore, and the St. Ambrose Catholic Church to create an alternative program for pregnant women in the absence of the TAMAR Children Program.

Through these partnerships the Chrysalis House Healthy Start was developed. The Chrysalis House Healthy Start opened in June 2007. The program provides services for pregnant women who are incarcerated or at risk of incarceration in local detention centers and the Maryland Correctional Institute for Women (MCIW). Chrysalis House Healthy Start Program funded with State funding and a small PATH grant. This holistic program aims to provide appropriate treatment to women with mental health, substance abuse, and trauma related disorders and mother/child intervention. The program provides services at a residential/transitional facility during the pregnancy and for 12 months post delivery. In FY 2008, ten women and nine babies were served at the Chrysalis House Healthy Start Program.

MHA also provides State general funds for the Trauma, Addictions, Mental Health and Recovery (TAMAR) program to provide treatment to incarcerated men and women who have histories of trauma and also have mental illness. The inmates may also have a co-occurring substance abuse disorder. The TAMAR Program is located in nine county detention centers and one State psychiatric hospital. The county detention centers are participating in the TAMAR program-Anne Arundel, Baltimore, Caroline, Carroll, Dorchester, Frederick, Garrett, Howard, Kent, Queen Anne's Prince George's and Washington Counties. Additionally, Springfield State Hospital is participating in the TAMAR Program. In July 2008, the Mental Hygiene Administration was awarded a HOPE award from the Substance Abuse and Mental Health Services Administration's National Center for Trauma Informed Care for the State's leadership in providing trauma informed care and the TAMAR Program.

In Baltimore City, Baltimore Mental Health Systems, Inc. continued to provide funding for case management and other services for homeless individuals with mental illness. State general funds and mental health block grant funds support additional services and programs for the homeless population.

Individuals who are homeless are also served by traditional mental health treatment and support programs, including existing psychiatric rehabilitation programs, case management entities, crisis service providers, and mobile and on-site clinic services. In

addition, outreach and eviction prevention services as well as coordination with needed mental health services are provided to homeless individuals.

Statistics regarding the number of homeless individuals receiving services from the Public Mental Health System (PMHS) are not available. The Administrative Service Organization (ASO) for the PHMS began collecting some data in FY 2007 on the numbers of persons who are homeless who are receiving mental health treatment services in outpatient clinics under the PHMS. Beyond this, there is no system that can currently quantify the number of individuals who are homeless who receive services through PMHS. New HUD regulations also require local jurisdictions to maintain a local data base for counting the numbers of individuals that are homeless. Maintaining such a database may be a prerequisite for obtaining future HUD grants. Nonprofit agencies and/or Core Service Agencies who partner with MHA to provide Shelter Plus Care Housing are participating in the local Continuum of Care process and entering data into the local HMIS. MHA will continue to collaborate with the State Department of Human Resources and local homeless boards to implement local homeless management information systems.

Training regarding issues related to homelessness and mental illness has been an MHA priority for several years. These training programs include consumers and representatives from many agencies. MHA works in collaboration with CSAs and/or PATH providers to develop training to address issues related to individuals who are homeless in hospitals, shelters, on the street, or in jails or detention centers.

In FY 2007, MHA provided an annual conference targeted to PATH, housing, homeless, mental health and substance abuse providers, consumers, and advocates. The conference "From Homelessness to Housing: The Heart of the Matter". In FY 2008, MHA continued to provide training for homeless service providers to increase knowledge of emerging and evidence-based practices.

On September 25 - 27, 2007, MHA had a three day Housing Quality Standards Training which was co-sponsored by the National Association of Housing and Redevelopment Officials, and the Mental Health Authority of St. Mary's County through some HUD funding.

Also in FY 2008, MHA held a one-day Shelter Plus Care 101 Training for new case managers, residential specialist, outpatient clinics, homeless providers and other community agencies.

Additionally in FY 2008 MHA continued to meet on a quarterly basis with community service providers that receive PATH funds. MHA staff also attends the local MCCJTP advisory board and Continuum of Care Planning group meetings on a regular basis. MHA collaborates with other agencies and departments that provide services or have resources to meet the needs of individuals who are homeless with psychiatric disorders, including the Department of Human Resources (DHR), the Department of Housing and Community Development (DHCD), and the Department of Economic and Employment Development (DEED). Within DHMH itself, MHA collaborates with the Alcohol and Drug Abuse Administration (ADAA), Family Health Administration (FHA), Medical Care Policy Administration (MCPA), and the AIDS Administration. MHA encourages and provides technical assistance on request to encourage similar interaction at the local level to facilitate effective service provision for homeless individuals of all ages with psychiatric disorders.

Services for Children and Adolescents

The strategy of outreach and services for children and youth with serious emotional disturbance who are homeless continues to be a two-pronged effort that focuses on both children who are members of homeless families and children and adolescents who have run away from home for extended periods or are otherwise homeless and on their own. These are two very different populations and when they are provided services, they are served by different service networks.

The unmet needs of youth that are homeless are extensive, particularly the needs of the runaway and homeless adolescents with serious emotional disturbance. MHA has funded and provided technical assistance to two projects in recent years for each of these sub-populations. The first is for young children who are homeless because their mothers and other family members live in family shelters throughout Baltimore City. The Parents and Children Together (PACT) program provides a therapeutic nursery at the YWCA shelter in Baltimore City, and extensive consultation at The Ark, a day care program that serves many of the children who reside in family shelters across the entire city. This population is reported to experience significant developmental delays, particularly in language acquisition.

A special project for runaway and homeless youth continues in Ocean City, the State's major beach area. Located in Worcester County on the Eastern Shore, Ocean City increases from a relatively small community to a population of close to 400,000 in the summer. Many runaway and homeless youth frequent the resort, some experiencing serious psychiatric disorders, almost all involved in some way in drug and alcohol abuse. The agencies in the community have formed a successful collaborative consortium to coordinate shelter, primary health, substance abuse, mental health and other human services for this population. The project serves youth from all areas of the rest of the State and large numbers of youth from other surrounding States in the region. In addition, federal community mental health block grant funds have been allocated for mobile crisis services in Worcester County. This project is intensively staffed.

In addition to providing housing for adults, MHA provided housing for homeless children and adolescents of those adults housed through the Shelter Plus Care Housing Program. In FY 2008, 268 homeless children were sheltered under this program. This program has proven very significant for the children and adolescents, by providing housing to mothers with psychiatric disorders. It enables them to keep their children out of the child welfare system and the resulting loss of custody. We see an increasing trend of integration of adult and child systems under the PMHS.

Families and children, and adolescents who are homeless are also served by traditional mental health treatment and support programs, including existing psychiatric rehabilitation programs, case management entities, crisis service providers, and mobile and on-site clinic services. In addition, outreach and eviction prevention services as well as coordination with needed mental health block grant funds support services and programs for the homeless population.

DHCD carried out its supportive role in the Continuum through a combination of actions and programs. DHCD used two programs to prevent families from becoming homeless – the State's RAP program and the ESG program. As part of the Consolidated Planning process, DHCD determined it would use the maximum amount permitted by law for homeless prevention. DHCD did this, funding 21

homeless prevention grants with ESG funds. In regard to State funding, as noted above, a total of 460 households were helped with RAP funds.

The emergency and transitional needs for homeless individuals were also addressed through the ESG program. Under the ESG program, DHCD provided maintenance and operating funding for 49 different emergency shelters assisting over 7,200 persons.

Helping the homeless make the transitional to permanent housing was made through DHCD's Shelter and Transitional Housing Grant program. As noted above, this program financed 1 project with 45 beds/units of transitional housing during the reporting period. Permanent housing was provided through DHCD's rental housing programs, which financed over 2,000 units of affordable housing in the past year.

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

During the past year the Maryland AIDS Administration of the Department of Health and Mental Hygiene (DHMH) continued to operate the HOPWA program. DHMH gives funding from the grant to carry out the Maryland Rural Rental Assistance Program which provides rental assistance to persons with HIV/AIDS, while DHMH uses its portion of the funds for supportive services. This DHCD operated program operates in the twelve rural counties in Maryland that do not receive HOPWA funds through the HOPWA entitlement program. The twelve counties under the State program are Allegany, Caroline, Cecil, Dorchester, Garrett, Kent, Saint Mary's, Somerset, Talbot, Washington, Wicomico, and Worcester. The table below provides information on families assisted by DHCD during the reporting period:

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS		
July 1, 2008 – June 30, 2009		
County	Units	Financing
Allegany	2	\$8,307
Caroline	2	\$7,975
Dorchester	6	\$31,358
Kent	1	\$5,142
Somerset	1	\$3,939
St. Mary's	5	\$41,231
Talbot	1	\$3,333
Washington	5	\$38,086
Wicomico	6	\$38,450
Worcester	1	\$7,695
TOTAL:	30	\$185,516

Assistance to Persons with Special Needs

In addition to activities funded under the HOPWA grant, DHCD provided assistance to persons with Special Needs, including persons with disabilities and the elderly and frail elderly, through a variety of State programs. This included the persons assisted with the 27 beds financed under the Group HOME and SHOP programs, and the 29 households assisted under the Homeownership for Persons with Disabilities Program. In addition, as noted above, DHCD changed its rating and ranking system for developing multi-family rental units. This was achieved by doubling the number of points received under the rating and ranking system for rental housing loans that provide accessible units for persons with Special Needs. This resulted in 129 rental units above the federally mandated minimums being financed through these programs which use both federal and State funds, including federal HOME funds, Low-Income Housing Tax Credits, State appropriations, as well as private financing and developer's equity among other sources. All of these additional units are either fully handicapped accessible or specifically outfitted for persons with visual or hearing disabilities.

Antipoverty Strategy

The Community Services Block Grant Program (CSBG) was created by the federal Omnibus Reconciliation Act of 1981 to provide a range of services designed to assist low-income people. Services rendered under the CSBG program tie directly into the State's Anti-poverty strategy as it helps low-income people attain the skills, knowledge and motivation needed to achieve self-sufficiency.

Congress appropriates funds for the CSBG program. Eligible entities or Community Action Agencies (CAAs) must receive annually 90% of the funds appropriated. These eligible entities have been designated by either the federal government or the State of Maryland's Department of Housing and Community Development to act on behalf of Maryland's low-income population. The CAAs are required to provide programs that meet the needs of the local jurisdiction.

The table below shows activities Maryland's CAAs are undertaking with CSBG funds. Please note that the "individuals assisted" column is a best estimate because the program operates on a federal fiscal year basis, which closes September 30, 2009.

COMMUNITY SERVICES BLOCK GRANT Est. Activity July 1, 2008 – June 30, 2009					
Grantee Name	Project County	Individuals Assisted	Grant Amount	Leveraged Dollars	Total
Allegany Co. HRDC	Allegany	21,686	\$265,925	\$8,724,270	\$8,990,195
Anne Arundel County EOC	Anne Arundel	2,542	\$333,301	\$6,705,461	\$7,038,762

COMMUNITY SERVICES BLOCK GRANT Est. Activity July 1, 2008 – June 30, 2009					
Grantee Name	Project County	Individuals Assisted	Grant Amount	Leveraged Dollars	Total
DHCD/Division of Human Services	Baltimore City	51,726	\$2,858,256	\$3,857,635	\$6,715,891
Community Assistance Network	Baltimore County	13,555	\$526,666	\$1,485,679	\$2,016,674
Delmarva Community Services	Dorchester	692	\$272,551	\$1,215,564	\$1,488,115
Frederick Community Action	Frederick City and County	3,945	\$244,126	\$4,378,490	\$4,622,616
Garrett County Community Action Committee	Garrett	7,158	\$245,654	\$14,738,341	\$14,983,995
Harford County Community Action	Harford	11,601	\$245,178	\$2,590,436	\$2,835,614
Community Action Council of Howard County	Howard	14,239	\$244,471	\$2,129,155	\$2,373,625
Human Services Programs of Carroll County	Carroll	5,231	\$242,639	\$5,213,301	\$5,455,940
Maryland Rural Development Corporation	Cecil, Caroline and Kent Counties	1,319	\$309,008	\$5,016,671	\$5,325,679
Montgomery County Community Action	Montgomery	98,616	\$446,791	\$10,099,007	\$10,545,798
Neighborhood Service Center	Talbot	3,595	\$241,529	\$660,048	\$901,577
Shore UP! Inc.	Queen Anne's, Somerset, Wicomico and Worcester Counties	6,378	\$437,487	\$19,283,909	\$19,721,396
Southern Maryland Tri-County CAC	Calvert, Charles and Saint Mary's Counties	17,152	\$395,997	\$12,966,088	\$13,362,085
Spanish Speaking Communities of Maryland	Frederick, Montgomery, and Prince George's Counties	647	\$120,000	\$351,400	\$471,400
United Communities Against Poverty, Inc.	Prince George's	8,799	\$531,400	\$2,023,012	\$2,554,412

COMMUNITY SERVICES BLOCK GRANT Est. Activity July 1, 2008 – June 30, 2009					
Grantee Name	Project County	Individuals Assisted	Grant Amount	Leveraged Dollars	Total
Washington County CAC, Inc.	Washington	14,072	\$267,172	\$4,833,046	\$5,100,218
TOTAL		275,795	\$8,228,151	\$106,271,503	\$114,039,992

PART II - ASSESSMENT OF ANNUAL PERFORMANCE

The State of Maryland's Consolidated Plan has three major goals:

- To Revitalize Communities
- To Encourage Homeownership
- To Expand the Supply of decent, affordable housing

The State's efforts to meet these goals in the last year were very successful.

Goal: Revitalizing Communities

DHCD was very successful in its goal of helping to revitalize Maryland's communities. Under the State's policies, almost all of DHCD's housing, business, and community development programs are targeted to either Smart Growth areas or designated revitalization areas. DHCD's Community Legacy program, the success of the Neighborhood BusinessWorks program, the award of tax credits by the Community Investment Tax Credit program, and the targeting of housing programs to designated revitalization areas all worked together to help revitalize at-risk neighborhoods. Activities undertaken by the CSBG program that helped people living in at risk neighborhoods helped promote community revitalization as well.

FEDERALLY FUNDED ACTIVITIES

COMMUNITY DEVELOPMENT BLOCK GRANT PROJECTS

The Community Development Block Grant (CDBG) Program provides grants to units of local government to carry out housing, public facility and economic development activities which predominantly benefit low and moderate-income persons.

The CDBG Program is comprised of two parts. The Entitlement Program is directly administered by HUD and provides Federal funds to large metropolitan "entitlement" communities. The States and Small Cities Program provide Federal funds to the States who then distribute funds to "non-entitlement" counties, small cities and towns. DHCD operates the Small Cities CDBG program on behalf of these jurisdictions.

CDBG funds are awarded to local governments on a competitive basis. The table on the next page shows the CDBG awards during the period July 1, 2008 through June 30, 2009:

SUMMARY OF ACTIVITIES AND ACCOMPLISHMENTS

Assessment of the Use of CDBG funds in Relation to Priorities of the Con Plan

MD CDBG awarded funds for 48 projects between July 1, 2008 through June 30, 2009, which included 21 planning grants and 2 existing grants amended with additional funds. All were within the High Priority as designated in the Consolidated Plan. For the 48 awards, there are 56 activities. For those new activities which serve people, there were 21,994 proposed beneficiaries. Of the total proposed beneficiaries, 15,472 or 70.35% are estimated to benefit low and moderate income persons. For housing related activities, 307 units were proposed. Of those, 100% are estimated for low and moderate income households. Additionally for housing, 9 households were proposed for direct Homeownership Assistance. For jobs, 215 jobs are proposed. Of those jobs, 110 or 51.16% are estimated for low and moderate income persons.

A chart is attached summarizing the projects awarded. Additionally, we can further report the following:

SUMMARY OF ACTIVITIES AND ACCOMPLISHMENTS

Proposed and Accomplishments

For Program Year 2008, there are 10 projects with housing activities, there were 298 units of housing proposed and 9 households proposed for direct homeownership assistance with 100% of the units and 100% of the households serving low and moderate income households. An amendment was approved for one prior year project for 6 additional proposed units for the rehabilitation of rental units for low and moderate income renters. Housing activities account for the proposed units/households to be assisted with Program Year 2008 funds and prior program years. The following is a comparative analysis of the types of housing units proposed and actual units accomplished during Program Year 2008.

Program Year	Owner Occupied Rehabilitation--Units		Homeownership (Households)		Rental Housing (Rehabilitation)		Senior Housing (Rental)		Multifamily Rental Housing	
	P	A	P	A	P	A	P	A	P	A
2008	169	40	9	10	6	6	129	100	0	0

Note: P=Proposed, A=Accomplished

Of the projects underway which have no beneficiaries, activities include owner occupied and renter occupied housing rehabilitation and one is in for infrastructure activities in support of elderly housing. The following is a comparative analysis of the homeowners and renters who benefited to date from Program Year 2008 CDBG assistance within the low and moderate income levels:

Housing Beneficiary Analysis

Of the 307 rehabilitated and new housing units proposed in Program Year 2008, 146 units were completed by June 30, 2009 (includes total units completed for those housing rehabilitation activities amended with Program Year 2008 funds). Of the 146 of the units completed by June 30, 2009, all are occupied by the low moderate income homeowner households.

Income Level	LMI 80%	LMI 50%	LMI 30%		Income Level	LMI 80%	LMI 50%	LMI 30%
Renter Households					Homeowner Households			
Senior	0	4	54		Senior	1	5	5
Small	0	2	2		Small	5	8	5
Large	0	0	0		Large	0	2	0
Other	1	1	41		Other	4	4	3
Total	1	7	97		Total	9	19	13

Economic Development

In Program Year 2008, four economic development projects were awarded. One project will retain jobs and two will create jobs. All three are underway. The fourth economic development project underway is acquisition of a building for a county microenterprise center. At completion, it is proposed that the center will serve 20 limited clientele persons (100% LMI) in a business incubator setting.

Program Year	# Businesses to be assisted	PY 2007 Jobs to be Created		PY 2007 Jobs July 1, 2008 – June 30, 2009		Low and Moderate Income Ranges		
2008 Percentage Low and Moderate Income Jobs to be Retained: 51.06% Created: 51.17%	Proposed	All Jobs	LMI Jobs	All Jobs	LMI Jobs	LMI = 80%	LMI = 50%	LM = 30%
	Actual							
	Job Retention	45	23	0	0	0	0	0
	Job Creation	170	87	0	0	0	0	0

Slum and Blight

During Program Year 2008, there are no new awards to address the removal of slum and blight.

Public Facilities Accomplishments

Eleven new public facilities projects and one amendment (with no additional beneficiaries) were awarded during Program Year 2008 for water, sewer and streets as well as construction and renovations to Public Facilities. In all of the public facility activities, no less than 51% of the beneficiaries proposed will be Low and Moderate Income. Activities are underway.

Program Year	Proposed	Proposed LMI	% Low and Moderate Income	Actual	Actual LMI	% Low Moderate Income
2008	21,994	25473	70.35%	85	44	52.38%

Public Services

During Program Year 2008, there were no new public services projects awarded CDBG funds.

Other

During Program Year 2008, the CDBG Program was awarded \$ 1.5 million in ARC funds over a two year period (Federal 2008 and Federal 2009) by HUD to amend two sewer improvement projects in Western MD. These funds will be used with CDBG and funds from the Maryland Department of Environment to improve the sewer systems in the Town of Friendsville and the Braddock Run area of Allegany County

Resources

Each year, CDBG projects are leveraged from a variety of resources: local jurisdictions, counties, non-profits, private businesses, as well as other State and Federal agencies. Overall, \$1 of CDBG awarded has been leveraged with \$4.55 of funds from other resources for Program Year 2008. The Summary of CDBG Projects awarded funds for Program Year 2008 includes leverage and total project cost.

CDBG Monitoring

Each open activity is assigned a performance and outcome measure consistent with the type of CDBG activity. MD CDBG Program continues to use its revised grantee reporting system to collect the required performance and outcome data for HUD. Grantees receive a briefing on performance and outcome reporting at CDBG's annual Application and Training Workshop and, in more detail, at Implementation Training for grantees. Technical assistance for grant reporting is also provided on an on-going basis as needed. The progress by grantees on meeting performance and outcome requirements, as well as accomplishments and beneficiaries, are reported in HUD's Integrated Disbursement and Information System (IDIS) by the MD CDBG Program.

CDBG Project Managers conducted 16 monitoring reviews during Program Year 2008. MD DHCD uses the team approach to monitor regulatory compliance, accomplishments, performance measurement outcomes and national objectives of the various grant components. CDBG Project Managers do provide on going technical assistance to grantees as needed during the administration of the grant. Each project is monitored, at a minimum for eligibility, national objective and financial management. In most cases, the monitoring includes a review of all applicable areas specific to the project. The Monitoring Handbook contains checklists for evidence of documentation to indicate that grantee practices are consistent with CDBG policies and regulation. There are checklists for:

- Environmental review
- Project Management and Record keeping
- Financial Management
- Procurement and Bonding
- Acquisition
- Relocation
- Fair Housing/Equal Opportunity (FHEO)
- Labor Standards
- Housing Rehabilitation
- Public Facilities / Infrastructure
- Economic Development

- Sub Recipient Monitoring
- Audit Compliance

The project monitoring also includes a review of the evidence of documentation that the designated performance measures and outcomes have been met.

The grantee is sent a written report of the monitoring results. If there are findings or matters of concern, the report includes corrective actions that the grantee must achieve for compliance. When all findings and matters of concern are resolved, the monitoring phase of the grant is completed and project moves to closeout.

Closeout of CDBG Projects

Upon successful completion of the monitoring phase, the State completes the closeout process. During Program Year 2008, 24 DBG projects were closed by the State.

Goal: Encouraging Homeownership

DHCD is meeting its currently meeting its homeownership goal for the first four years of the Five Year Plan. It financed 1,693 new homes last year, and have within the last 4 years met over 80.02% of our five-year goal (on target would be 80% after four years). Regardless, this number is substantially down from previous years due to problems in the housing and credit markets as well as the economic downturn. The rate of recovery will ultimately impact whether DHCD meets its overall homeownership goals for the Plan.

Goal: Expanding the Supply of Decent Affordable Housing

The Department has financed 10,006 rental units in the first four years of the Plan which represents about 74% of its five year goal. Production was lower this year than previous years due to issues in the housing and credit markets. DHCD did not meet its goals for the Rental Subsidy programs or Special Loans Programs. As reported last year, It is unlikely the Rental Subsidy programs will meet their Five Year Goals. As noted previously, DHCD substantially revised the payment standards under the RAP program, the primary component measure for the Rental Subsidy Programs. This was done midway through 2006. Payment standards were doubled (or more) in many areas in response to rising rents. However, with flat funding, this has meant far fewer families and individuals can be served. DHCD has lowered its goals, and is currently at about 63 percent of the projected units. Special Loans production was up from the previous year, primarily due to an increased number of units rehabilitated with Weatherization funding. Overall, the programs are at 73 percent of their projected totals of the five year plan (80% of the Five Year Goals would represent being on target).

Goals and Accomplishments

The table below shows DHCD's proposed housing goals for each Consolidated Planning year compared to actual accomplishments.

GOALS BY YEAR								
	Rental Housing		Homeownership		Special Loans		Rental Subsidy	
Year	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
2005	2,700	2,940	2,685	2,244	1,536	1,605	1,547	807
2006	2,700	2,566	2,685	3,894	1,536	1,478	1,547	743
2007	2,700	2,419	2,685	2,913	1,536	1,226	773	460
2008	2,700	2,081	2,685	1,693	1,536	1,307	773	0
2009	2,700	0	2,685	0	1,536	0	773	0
TOTAL	13,500	10,006	13,425	10,744	7,680	5,616	5,413	2,010

The table below shows DHCD's housing accomplishments compared to the five year goals established in the Consolidated Plan:

Accomplishments to Date					
July 1, 2005 – June 30, 2009					
Report Year	Rental Housing	Homeownership	Special Loans	Rental Subsidy	Total for Reporting Year
2005	2,940	2,244	1,605	807	7,056
2006	2,566	3,894	1,478	743	8,681
2007	2,419	2,913	1,226	460	7,018
2008	2,081	1,693	1,307	439	6,881
2009					
Total	10,006	10,744	5,616	2,449	29,636
Five Year Goal	13,500	13,425	7,680	3,870	38,475
Percentage of Production compared to Five-year Goal	74.1%	80.02%	73.1%	63.3%	77.0%

* Does not include HOPWA or Bridge Subsidy

Housing that meets Section 215 goals

HUD asks grantees to report on housing that meets Section 215 goals. Housing that meets Section 215 criteria are housing units that meet all the same income targeting and repayment provisions of the federal HOME program, whether or not the housing units were actually HOME funded. All rental services assistance, and all special loans units, and all rental units that DHCD financed in the last two years would meet Section 215 goals. While many of DHCD's homeownership loans went to households who meet Section 215 income limits, because our repayment requirements are different than those of the HOME program, most homeownership units don't meet Section 215 criteria. Consequently, only the HOME-financed homeownership units would meet Section 215 goals.

The Public Welfare

The financing the State provides for the development of affordable rental housing is not available in the private sector. Low interest loans and grants from the State (coupled with federal, local and private resources) are critical to the success of these financing programs as part of the Department's overall neighborhood conservation efforts. Without the State's programs to fill funding gaps and leverage other money, a significant amount of housing would not be generated. Revitalization efforts often consist of the rehabilitation of older buildings that contain hazardous materials. DHCD financing is typically used to abate such health, safety and environmental hazards as lead paint and asbestos. In addition, critical systems, such as heating, plumbing, electrical and structural, are replaced and upgraded. Investment in rental housing development also generates State and local government revenue. State revenue during construction includes sales tax, personal income tax and transfer tax. Construction period review to local governments includes personal income, transfer and recordation taxes, along with impact, sewer, water and other fees.

Industries and trade groups also benefit from the production of rental housing. The creation of jobs and the generation of intermediary fees provide additional financial benefits to appraisers, architects, engineers, attorneys, developers and general contractors.

The ability to maintain or increase the level of homeownership in any given community can have a critical impact on the health of the community and the residents. The elimination of funding would reduce the opportunity for Marylanders to become homeowners and for our communities to reach their full potential.

The Special Loan Programs reduce public health threats by eliminating lead hazards and providing funding to supply adequate water and sewage disposal systems in residential housing. It is well documented that lead in the blood severely affects children less than six years of age and pregnant women. A lead-poisoned child's medical bills may be as high as \$1,000 a day and the child will sustain permanent injuries. These injuries reduce the child's ability to become a productive member of society. More often than not, the lead-poisoned child has no insurance, so medical charges are borne by taxpayers. The main source of lead hazards is from the deterioration of lead-based paint in residential housing, primarily those built before 1950. Maryland has more than 160,000 of these

units. Special Loans receives funding to eliminate the hazards of lead-based paint in residential housing. The small investment to eliminate lead hazards pays many dividends by eliminating potential medical costs and societal costs.

The group housing programs reduce the overall costs to government for housing individuals with disabilities. Large residential institutions charge a rate 3 to 4 times the rate to care for an institutionalized individual than community-based residences. The State is primarily responsible for the cost of care. Consequently, the State realizes substantial savings when an individual is placed in a community residence, rather than a large institution. Also, many privately financed group housing sponsors must rent their facilities at high rates in order to pay high interest rate mortgages from private lending institutions. Financing through the Department's programs allows the sponsor to lower housing costs, and provides an opportunity for the State to recapture these funds and reuse them to provide additional housing.

HOME Specific Reporting Requirements

The activities carried out under the State's HOME Program during the reporting period followed the overall objectives identified in the Consolidated Plan. The fundamental objective of the Consolidated Plan is to serve the needs of the very low-income households in the State of Maryland. The HOME Program has been instrumental in helping to meet the housing priority needs of those households identified in the Plan. The housing goals identified included providing homeownership opportunities for very low-income Maryland citizens, revitalization of existing neighborhoods and communities, and leveraging valuable State resources.

The HOME funds committed during the reporting period were consistent with the goals and the objectives identified in the Consolidated Plan. During the period July 1, 2008 through June 30, 2009, the State committed \$7,802,586 in HOME funds. These funds were used to make 66 loans, totaling 104 HOME-assisted units, at an average cost of \$75,713 per unit. The commitments consisted of \$5,600,000 for rental housing projects, \$538,417 for homeownership assistance, and \$1,642,169 for homeowner rehabilitation assistance. In addition, one CHDO Pre-development loan in the amount of \$22,000 was made to determine feasibility of a HOME assisted project at a site in Cecil County.

Rental housing activity consisted of: (3) three multi-family rental housing project receiving a total award of \$5,600,000 in HOME funds for 176 units of which 42 are HOME-assisted units and (2) two small rental housing projects receiving a total of \$137,670 in HOME funds for five HOME-assisted units.

On-site monitoring inspections were conducted for 30 multi-family HOME-assisted projects, containing a total of 1,580 units, with 467 of those being HOME-assisted.

There were 32 direct homebuyer assistance projects during the reporting period. HOME funds were primarily used as soft second mortgages to help make home purchases affordable, as well as for down payment and closing cost assistance. HOME funds were also used to rehabilitate existing houses for resale to income eligible homebuyers. All but three of the homeowners had incomes

within the State's goal of 55 percent of the statewide median, which averages high-income areas with low-income areas. The State targets its funds more deeply than the federal regulations allow.

HOME Program Incomes Served				
ACTIVITY	0-30%	31-50%	51-60%	61-80%
Homebuyer Assistance	7	22	3	0
Owner Occupied Rehabilitation	12	5	6	2
TOTAL	18	27	9	2

Homeownership assistance succeeded in assisting families with three or more members. Twenty-five families with three or more members used HOME funds to purchase their homes. Homeownership assistance also reached the minority population by assisting 19 minority households.

Homeowner rehabilitation continued to play a major role in the HOME Program. There were 25 individual homeowners assisted during the reporting period. The average HOME program cost per unit for homeowner rehabilitation was \$60,180. The majority of the activity was generated through the Special Targeted Areas Rehabilitation (STAR) program. The STAR program assisted households who could not qualify for other State loan programs.

The HOME program also met the Consolidated Plan's goal for leveraging funds. Each HOME dollar awarded leveraged nearly four and one quarter non-HOME dollars.

Affirmative Marketing:

The requirements for affirmative marketing in accordance with Section 92.351 are contained in the written agreement, the State's Regulatory Agreement, for the HOME Program. The Regulatory Agreement is executed at closing with entities and sponsors receiving HOME funds for rental housing projects. The success of affirmative marketing is reviewed as part of the ongoing monitoring process for each project. An Asset Management Officer is assigned to each rental housing project that receives financing from the State. The Asset Management Officer works with project management staff to ensure compliance with the Regulatory Agreement, including the requirement for affirmative marketing.

There was one large rental housing project with five or more units under construction during the reporting period. The project under construction contains a total of 14 HOME-assisted units. The procedures for affirmatively marketing units, as outlined in the Regulatory Agreement, will be executed by the projects' owners at closing. The sponsor is required to display the "Fair Housing" logo prominently in the Rental Office and forward copies of all written advertisements and transcripts of radio/television advertisements and transcripts to the Asset Manager during the initial lease-up period. The sponsor agrees to maintain affirmative

marketing records and to comply with the provisions of Federal, State and local laws prohibiting discrimination in housing. The recently begun rental housing projects are in compliance with the procedures to affirmatively market their units as specified in the Regulatory Agreement.

HOME Program – Affirmative Marketing						
Project Name	County	Total Costs	HOME Funds	Total Units	HOME Units	Occupancy Type
Cottages at River House III	Wicomico	\$4,072,440	\$1,600,000	32	14	Elderly
TOTAL		\$4,072,440	\$1,600,000	32	14	

Assessment of Affirmative Marketing Efforts

As noted above, DHCD requires all recipients of HOME funds to have an Affirmative Marketing Plan as part of the requirement for receiving HOME funds. This obligation, along with the obligation to comply with all HOME requirements, is memorialized in the Deed of Trust recorded at initial closing on the financing. DHCD holds a kick-off meeting for all multifamily financing through the Department. This meeting is attended by all members of the development team for the project, including the management company. Whenever departmental financing includes HOME funds, the HOME Program Administrator attends the kick-off meeting to review all HOME requirements. DHCD will emphasize the affirmative marketing obligations and provide written guidance outlining how the owner should comply with this obligation.

As part of its underwriting for the financing, DHCD requires submission of a marketing plan for the property and will review the Plan for outreach to individuals with disabilities and to ensure that an affirmative marketing plan is included as part of the overall project's marketing plans. Failures to include the plan, as well as any deficiencies in the submitted plan are noted in a report back to the development team. All deficiencies must be corrected prior to initial closing of the loan.

Owners are reminded at the project kick-off and at the pre-closing meeting that projects that receive HOME funding are required to keep Affirmative Marketing Plans on site and that such plans will be reviewed as part of compliance monitoring carried out on-site by Asset Managers from the Division of Credit Assurance. During the on-site compliance review, Asset Managers will determine whether the Affirmative Marketing Plan is present, record the goals in the plan, and help capture the data on initial occupants in housing projects, which is also captured in IDIS.

To assess the success of affirmative marketing plans, owners will be asked to provide to the HOME Program Administrator their assessment based on the goals set in the plan. An overall assessment of affirmative marketing plans will be made by the HOME Program Administrator based on a review of the goals of the affirmative marketing plans, the owners' assessments, and the results of initial occupancies.

No HOME financed multifamily projects came on-line (started renting up) during the reporting year, so there were no marketing plans to be assessed.

Below is a list of a number of affirmative marketing initiatives DHCD has undertaken in the past year. These initiatives are intended to encourage and educate minorities and MBEs to use our housing programs.

Greater Baltimore Urban League Gala- Serving as an annual resource for thousands of Baltimore's underserved citizens, the League's mission is to enable African Americans and other minorities to secure economic self-reliance, power and civil rights. The League is devoted to empowering communities to enter the economic and social mainstream through advocacy, outreach, programs, initiative and other direct service solutions. The Gala offers DHCD the perfect opportunity to highlight our *More House 4 Less* state sponsored mortgage program to the more than 500 professionals, decision-makers and key influencers attending the event.

MD Washington Minority Contractors Association, Inc.'s Annual Spring Breakfast- The event is geared to bring people and businesses together to network and create partnerships among minority business enterprise and major corporations. The event provides a specific target audience in which to market NR's business ownership programs, such as *Neighborhood BusinessWorks*, which provides gap financing for small businesses and nonprofits starting up or expanding in urban, suburban or rural areas targeted for revitalization.

DHCD's other affirmative marketing efforts include the distribution of information on its homeownership programs in both Spanish and Chinese (these brochures are currently being updated) as well as distribution of fair housing materials through its CHRB.

Overall, DHCD's assessment of its affirmative marketing is "good". DHCD will continue to strive to monitor and assess the success of affirmative marketing plans for multifamily HOME projects while maintaining its strong outreach in areas such as those listed above.

Minority and Women Outreach:

During the reporting period of July 1, 2008 through June 30, 2009, there were five rental housing projects with five or more unit's set-up on the Integrated Disbursement and Information System (IDIS). The ownership entities formed for the projects were limited partnerships and a corporation, which did not consist of a minority-owned or women-owned controlling entity.

The State takes an aggressive role in encouraging and promoting the use of minority (MBE) and women (WBE) owned enterprises in State funded housing activities. The State's policy sets a goal to make a good faith effort to award 25 percent of the costs of State-funded projects, including those assisted with HOME funds, to minority and women owned business contractors and vendors.

For multi-family rental housing projects, extra points are awarded under the project evaluation criteria when a minority or women owned business entity has a controlling ownership interest. Once funds are awarded, rental housing project sponsors must submit a plan describing the efforts they will take to reach the 25 percent MBE and WBE participation goal.

The Department continues its outreach effort to solicit minority and women-owned businesses and to inform developers and contractors of the availability and capability of such entities. The outreach efforts include a review of all solicitations for subcontracting opportunities by the Department's Minority Business Enterprise (MBE) Liaison and Procurement Manager. The Office of Fair Practices will fulfill all reporting requirements as they relate to the Department's participation in the HOME Program.

Assessment of Outreach to Minority Owned and Women Owned Businesses

DHCD requires all HOME funded projects it undertakes to have an approved Minority and Women Business outreach plan for Minority Business Enterprises (MBEs). The Plan is submitted to DHCD before a loan is closed and is reviewed and approved by DHCD's Office of Fair Practices. Compliance with the MBE Plan is monitored through desk audits with the submission of HUD Form 2516, which includes information from contractors on minority and women business activities.

As noted above, DHCD also does active outreach to MBEs. These affirmative marketing efforts give DHCD the opportunity to showcase both business opportunities and housing opportunities for MBEs. In addition, as part of the State's own Managing for Results efforts, DHCD sets a goal that "a minimum of 25% of all State and federal construction/rehabilitation loans, exceeding \$250,000, go to certified MBE firms". Based on the data reported on and field visits by DHCD's Fair Practices staff, DHCD met its goal of having at least 25% of its construction contracts over \$250,000 go to MBEs, with 26% of all contracts awarded in SFY 2007 awarded to MBEs, and 25% of all contracts in SFY 2006 awarded to MBEs. DHCD's assessment of outreach to MBEs is therefore that the Department met its goals and has been effective.

Home Match

The federal government requires that DHCD's allocation of HOME funds be matched by State resources. The match is a 25 percent match, that is, DHCD must provide \$1 in match for every three dollars in HOME funds it receives. DHCD is allowed to "bank" matching funds from previous years, as well as the current program year. DHCD uses its Rental Allowance Program as well as the Bridge Subsidy program to meet the HOME match requirement. These programs offer a direct rental benefit to extremely low-income households, and HUD has determined it as a fully eligible source of match. \$1.7 million was appropriated for the RAP program and \$497,599 was appropriated for the Bridge Subsidy program during the reporting period, which exceeds the HOME match requirement.

Project Monitoring--FFY 07

As noted above, DHCD/DCA staff inspected 43 HOME-assisted apartment projects with 2,327 total units and 743 HOME-assisted units during the reporting period. This included both physical inspections and inspecting tenant files. None of the units failed the physical inspection, and 2 tenants were found over-income, or paying excess rent or not recertified. In addition to inspecting the projects and tenant incomes and rents, the monitoring also included the inspection of common areas in HOME-assisted projects. This included checking halls, stairwells, laundry rooms, recreation rooms, lobbies, and exteriors. As the chart below indicates, several negative findings were reported.

HOME MONITORING

Description of areas monitored in on-site inspections:	
<ul style="list-style-type: none"> • Maintenance & Security: General physical condition; preventive maintenance; vacant unit preparation; and security program. • Financial Management: Budget management; cash controls; submission of reports; financial compliance; and rental collection. • Leasing & Occupancy: Tenant selection and orientation; leases and deposits; rent schedule compliance; application processing; recertification system; monthly vouchers; and tenant files and records. • Drug-Free Housing Policy: Evidence of drug use/sales at project address. • General Management Practices: Owner participation; organization and supervision; staffing and personnel practices; operating procedures and manuals; training; and office administration. 	
Total number of projects due for inspection during program year based on total number of units in a HOME-assisted project	43
Total number of projects inspected on-site for property standards during program year	43 projects
Total number of projects inspected on site for accuracy of information on rents and incomes during program year	43 projects
Total number of HOME units and common areas inspected	261 units (Common areas in every project are inspected. Examples of common areas include halls, stairwells, laundry rooms, recreational rooms, lobbies and exteriors.)
Total number of units which did not pass inspection	0
Total number of tenant files reviewed	264
Total number of files in which errors were discovered	2

Public Comments

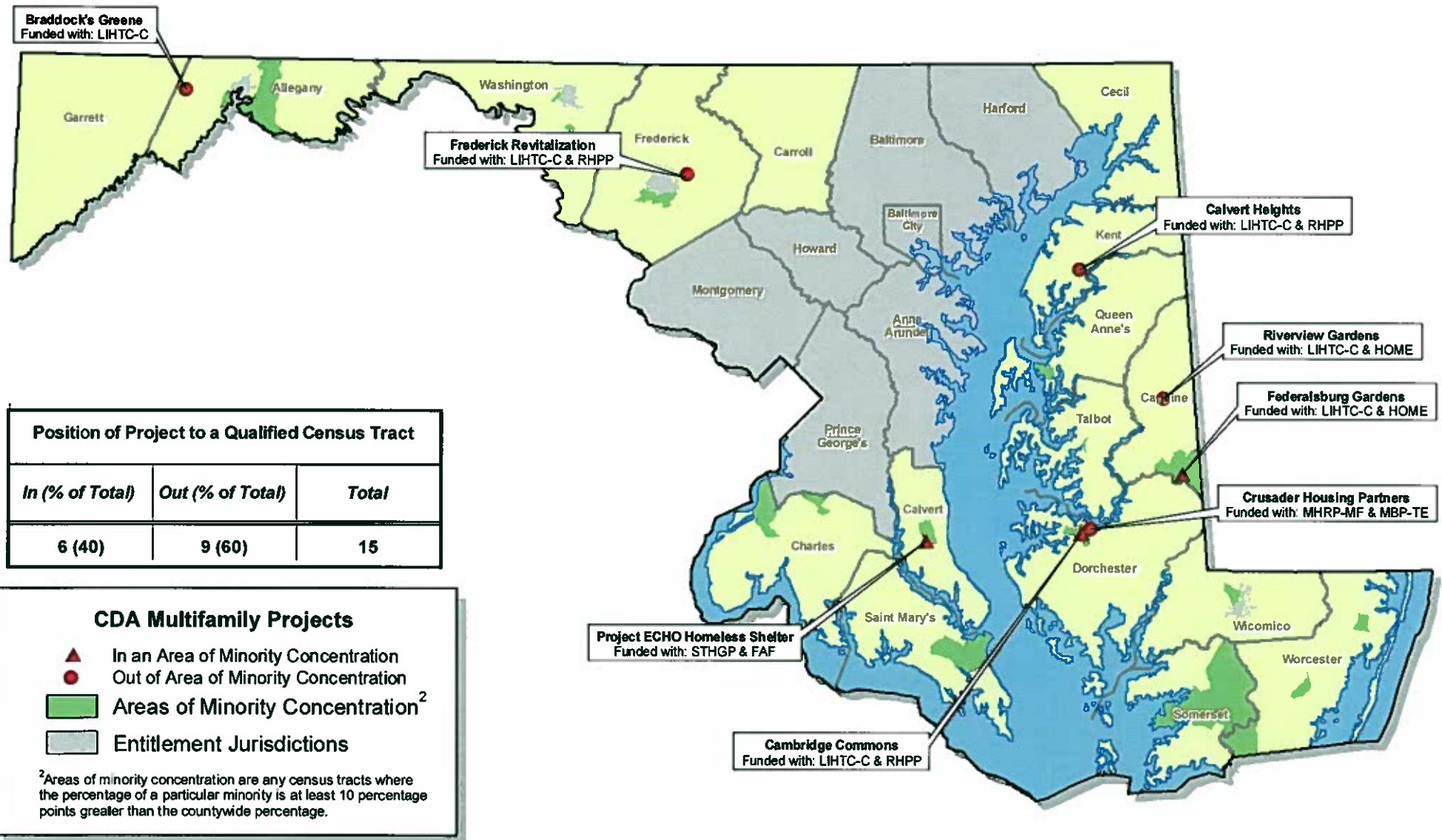
None at this time

Appendix

Maps of Rental Projects in non-entitlement areas

DRAFT

Multifamily Projects (Closed date: FY 2009) Located in a Minority Population Concentration by Qualified Census Tract (QCT) for Non-entitlement Jurisdictions of Maryland



Multifamily Projects (Closed date: FY 2009) Located in a Low Income Concentration by Qualified Census Tract (QCT) for Non-entitlement Jurisdictions of Maryland

